



MADE IN DETROIT



- **ROBERT BOBB**, THE ROBERT BOBB GROUP
- **ED SCHMIDT, AIA**, FANNING HOWEY
- **CHRIS DUNLAVEY, AIA, LEED AP**, BRAILSFORD & DUNLAVEY

CEFPI's 2012 World Congress on Educational Environments | September 22, 2012

Agenda

MADE IN DETROIT

◆ The Promise

- ◆ Academic Vision
- ◆ Capitalizing on Resources
- ◆ Benefiting Local Economy

◆ The Program

- ◆ Equity / \$500.5m
- ◆ Accountability / 30 months
- ◆ Security & Performance

◆ The Delivery

- ◆ 28 Projects in 9 Months
- ◆ From the Ground Up
- ◆ Made in Detroit





THE PROMISE

“What We Found”

DEBT, FINANCIAL DEFICIT, EMPLOYEE SALARIES, EDUCATION CRISIS



- ◆ March 2009, found that DPS could not make payroll ... Advance from the State.
- ◆ Unable to make State required Employer Pension Contributions.
- ◆ Placed on Credit Watch by vendors ... some required cash only payments.
- ◆ ‘Fuel Vendors’ for student transportation required cash upfront to fuel all buses.
- ◆ April 2009, could not make payroll.

“What We Found” ...

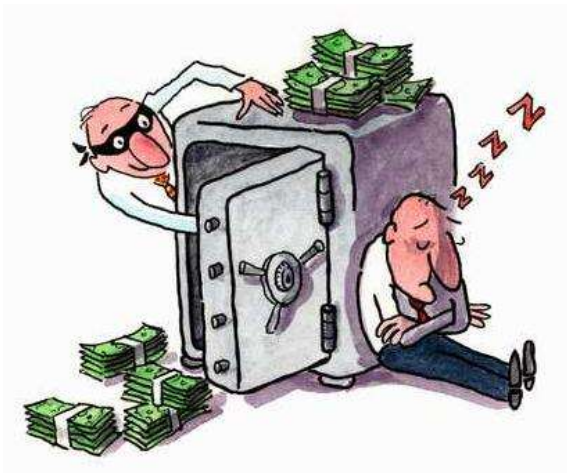
DEBT, FINANCIAL DEFICIT, EMPLOYEE SALARIES, EDUCATION CRISIS

- ◆ Since 2000, school district ran a deficit every single year until 2005. Borrowing money to reduce the deficit.
- ◆ 2008 deficit had grown to \$139.7M as reported by the Annual Audit.
- ◆ Actual deficit in March 2009 was \$305M.
- ◆ The district lost 83,336 students in the last decade ... representing a decline of more than 50%.

“What We Found” ...

DEBT, FINANCIAL DEFICIT, EMPLOYEE SALARIES, EDUCATION CRISIS

A Culture of Corruption



- ◆ Inspector General opened 248 investigative cases within a matter of months from April 2009 – December 2009.
- ◆ Cases involved ... Theft/Payroll Fraud, Insurance Fraud, Vendor Fraud, Contractor Fraud, and any number of continuing criminal activity.

“What We Found” ...

DEBT, FINANCIAL DEFICIT, EMPLOYEE SALARIES, EDUCATION CRISIS

- ◆ Irresponsible oversight
- ◆ Chaotic leadership
- ◆ General systems apathy and community mistrust
- ◆ Union greed
- ◆ Self serving boards
- ◆ Political corruption resulting in criminal acts
- ◆ Instructional programs lack coherence, rigor and relevance for the 21st century
- ◆ Historic trends of underperformance and failure of students to meet minimum competencies as measured by MEEP and NAEP

“What We Found” ...

DEBT, FINANCIAL DEFICIT, EMPLOYEE SALARIES, EDUCATION CRISIS

- ◆ Disproportionate numbers of African American and second language learners were enrolled in special education classes.
- ◆ Leadership at every level was stagnant. There were no support systems for principals.
- ◆ Professional development had a catalogue of course offerings which were voluntary and not designed for meaningful improvement of adult skills and student learning.
- ◆ Teachers with the least experience and expertise were assigned to children with greatest needs.

“What We Found” ...

DEBT, FINANCIAL DEFICIT, EMPLOYEE SALARIES, EDUCATION CRISIS

- ◆ Analyzing data did not inform teaching and learning.
- ◆ Staffing was untimely, disorganized and/or haphazard.
- ◆ Everyone was “doing their own thing”.
- ◆ There were no design/plan or coordinated strategy for pipeline development of human capital to support a comprehensive academic plan.
- ◆ Resources were not allocated in a manner that ensured equity of access to materials, supplies of professional expertise to persistently underperforming schools.
- ◆ Instructional programs lacked coherence and relevance.



“What We Found” ...

DEBT, FINANCIAL DEFICIT, EMPLOYEE SALARIES, EDUCATION CRISIS

- ◆ Poorly designed and inappropriately implemented reform initiatives.
- ◆ Academic programs were defined by commercial products and textbooks.
- ◆ Scope and sequence, curricula guides, pacing guides evident but rarely used.



“What We Found” ...

DEBT, FINANCIAL DEFICIT, EMPLOYEE SALARIES, EDUCATION CRISIS

“Stop the Hemorrhage - What About the Children?”

For 2008 – 2009, the student data is as follows:

- ◆ At the High School level, **8,791** students (representing **10%** of all students) were not promoted to the next grade.
- ◆ **2,616** grade **9** students (representing **25%**) were not promoted to grade **10**.
- ◆ **1,586** grade **10** students (representing **19%**) were not promoted to grade **11**.
- ◆ There were **8,983** non special education high school students who were over-age in their current grade.
- ◆ District-wide there were **20,255** (representing **23%**) non special education high students overage for their current grade.

“What We Found” ...

DEBT, FINANCIAL DEFICIT, EMPLOYEE SALARIES, EDUCATION CRISIS

“Stop the Hemorrhage - What About the Children?”

- ◆ The average daily attendance for High School students was **84%**.
- ◆ The average High School student missed **46** days of school and **10%** of High School students missed over **100** days of school.
- ◆ **89** students were expelled during the same period.
- ◆ **8,539** students were suspended for either short or long term periods as defined by the student code of conduct.
- ◆ The drop out rate was **27%**.
- ◆ June **2008** graduation rate was **58%**.
- ◆ The average ACT score was **15.6**.

Michigan Educational Assessment Program

STUDENT PERFORMANCE (2008-2009)

There were **38,774** students tested in grades 3 – 8:

- ◆ In Reading, **15,412** (representing **40%**) scored partial or not proficient;
- ◆ In Writing, **22,000** (representing **58%**) scored partial or not proficient;
- ◆ In Mathematics, **15,819** (representing **41%**) scored partial or not proficient;
- ◆ In Science **5,894** (representing **45%**) scored partial or not proficient;
- ◆ In Social Studies, **7,540** (representing **56%**) scored partial or not proficient.



Michigan Merit Examination Results

GRADE 11 (SPRING 2009)

There were **4,592** students tested in grade 11:

- ◆ In Reading, **66%** of students scored partial or not proficient;
- ◆ In Writing, **81%** of students scored partial or not proficient;
- ◆ In Mathematics, **67%** of students scored partial or not proficient;
- ◆ In Science, **78%** of students scored partial or not proficient.



“Stop the Hemorrhage”

WHAT ABOUT THE CHILDREN?

The Detroit Public Schools was a first year participant as a TUDA District for NAEP.

Results were the lowest in the history of NAEP:

- ◆ In grade 4 Mathematics, **69%** of students tested scored ‘Below Basic’.
- ◆ In grade 8 Mathematics, **77%** of students tested scored ‘Below Basic’.

The Master Education Plan

21ST CENTURY TEACHING AND LEARNING



The Master Facilities Plan

IMPLEMENTATION



The campaign, 'Proposal-S' in every neighborhood was approved November 2009, on a 61-39% margin.

Creating Centers of Excellence

21ST CENTURY TEACHING AND LEARNING

Supporting

Academic Vision

- ◆ Creating Child Centered Schools of Pride and Performance;
- ◆ Build 8 new and 10 modernized schools within 3 years;
- ◆ Focus Bond dollars on safety, technology and places to learn.

Creating Centers of Excellence

Capitalizing

Federal Stimulus

- ◆ President Obama has made \$500M available to DPS;
- ◆ \$246.5M will be repaid at 0% interest;
- ◆ If we do not use these dollars we will lose them.

Benefiting

Local Economy

- ◆ Proposal S will create nearly 11,000 new jobs;
- ◆ \$500.5M will be spent in Detroit neighborhoods quickly – within 3 years;
- ◆ NO tax increase, your taxes will remain the same.

Proposal-S

WHAT DID 'PROPOSAL-S' ASK OF DETROIT CITIZENS?

- ◆ Do you want to take advantage of President Obama's federal stimulus bond programs?
- ◆ Do you want to use \$500.5 million in federal stimulus bonds to renovate 10 and build 8 new Detroit Public Schools?
- ◆ Do you want to extend the current millage rate and not raise taxes?



Proposal-S

WHAT DOES 'PROPOSAL-S' DO?

- ◆ It supported an academic vision for the 21st Century;
- ◆ It took advantage of President Obama's federal stimulus bond programs;
- ◆ It infused \$500.5 million into the local Detroit economy.



Academic Vision for the 21st Century

21ST CENTURY TEACHING AND LEARNING

‘Proposal-S’ supported an academic vision that focused on teaching and learning.

- ◆ Invested in creating centers of excellence in every school, for every child, in every neighborhood by renovating existing buildings and building new state of the art facilities – infused with 21st century technology;
- ◆ Overhauled safety and security infrastructure to ensure that we have the tools we need to keep children safe;
- ◆ Moved the district to a standardized PK-8 model with academic continuity;
- ◆ Allowed DPS to develop flexible/adaptable learning environments and explore opportunities to use decommissioned spaces for complimentary and community services and activities.

Proposal-S

TAKES ADVANTAGE OF PRESIDENT OBAMA'S
FEDERAL STIMULUS PACKAGE

'Proposal-S' took advantage of two bond programs that were created by President Obama in the federal stimulus package.

- ◆ The first bond opportunity was the qualified school construction bond program:
 - ◆ The federal government allocated \$246.54M in Qualified School Construction Bonds directly to DPS for 2009 and 2010;
 - ◆ These bonds were 0% interest bonds that would be paid back over a 15 year period;
 - ◆ This was the 6th largest allocation for any school district in the country;
 - ◆ These funds were spent within 3 years.

Proposal-S

TAKES ADVANTAGE OF PRESIDENT OBAMA'S
FEDERAL STIMULUS PACKAGE

- ◆ The second stimulus bond program that 'Proposal-S' took advantage of was the 'Build America' bond program:
 - ◆ 'Proposal-S' took advantage of \$254 million in Build America bonds;
 - ◆ Build America bonds offered a federal government rebate on taxable interest paid, which reduced the cost of borrowing to DPS;
 - ◆ These bonds are to be repaid over 30 years;
 - ◆ These funds were spent in 3 years.

Proposal-S

INVESTS \$500.5 MILLION INTO THE LOCAL ECONOMY

‘Proposal-S’ stimulated the local economy.

- ◆ It generated 3,725 direct jobs and 7,000 indirect jobs, beginning in 2010, according to the state formula;
- ◆ It reinvested in Detroit neighborhoods;
- ◆ ‘Proposal-S’ did **NOT** increase taxes but maintained the current tax rate;
- ◆ ‘Proposal-S’, constituted the largest public works project in the City of Detroit in that period.

See It Through



See It Through

Even hope may seem but futile,
When with troubles you're beset,
But remember you are facing
Just what other men have met.
You may fail, but fall still fighting;
Don't give up, whate'er you do;
Eyes front, head high to the finish.
See it through!

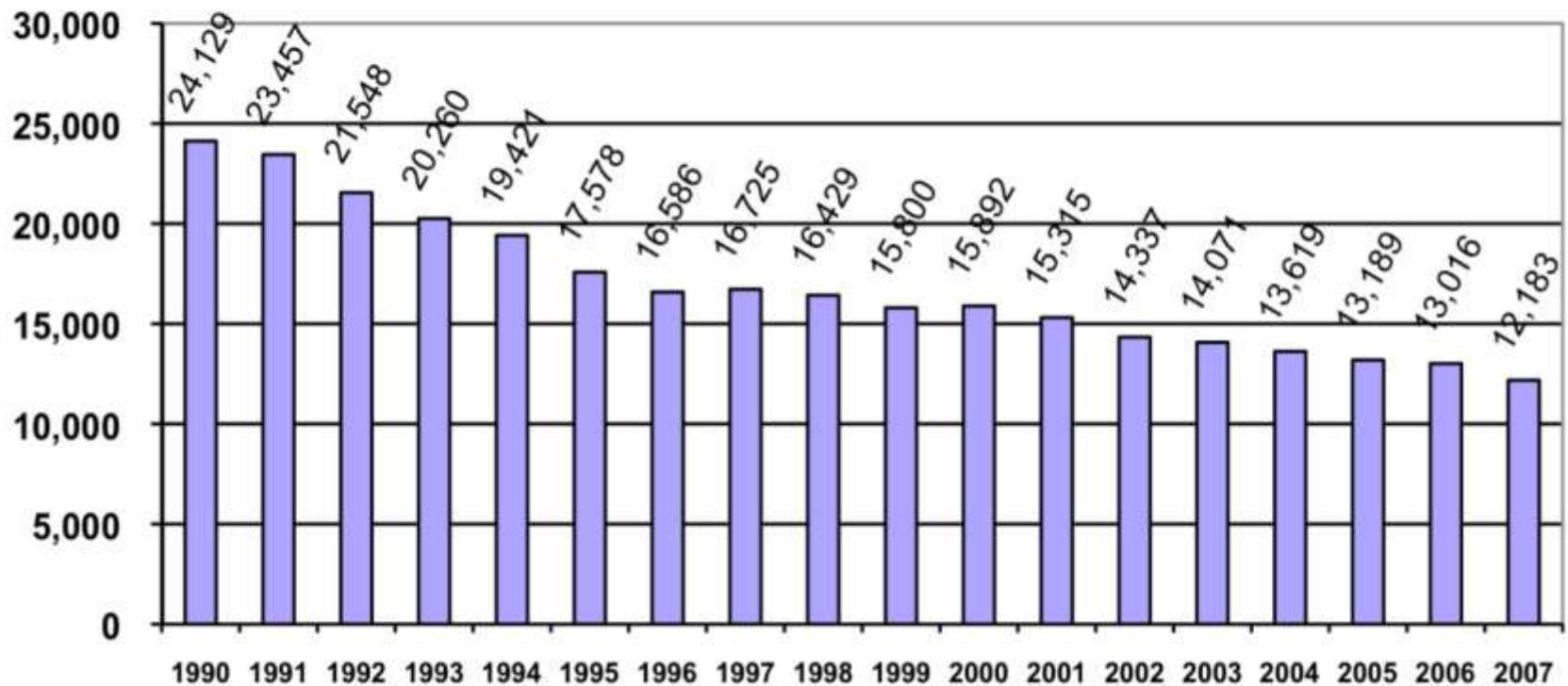
Edgar Albert Guest

A photograph of a classroom scene. In the foreground, a young man in a blue plaid shirt is looking towards the right. Next to him, a young woman with long blonde hair, wearing a white beanie and a dark blue shirt, is smiling and looking down at a tablet computer on a wooden table. Another young woman with long red hair is partially visible on the right. In the background, two other students are standing near a whiteboard, one of whom appears to be writing. The scene is lit with soft, natural light, and a brick wall is visible on the far right.

THE PROGRAM

Declining Birth Rate

Births in the City of Detroit, 1990 - 2007



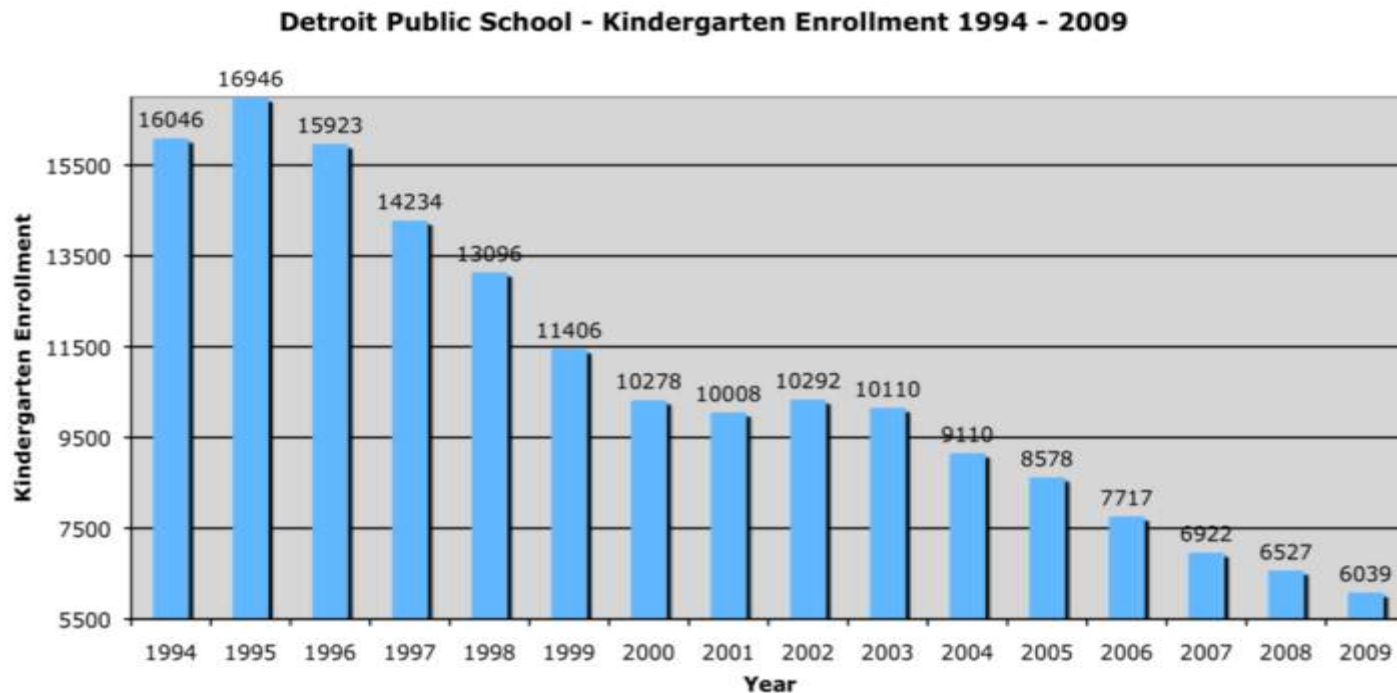
Declining Market Share

- ◆ Detroit Public Schools Market Share Averaged 73% in 2002
- ◆ Charter, Faith – based & Private Schools are competing
- ◆ Current Estimates < 70%



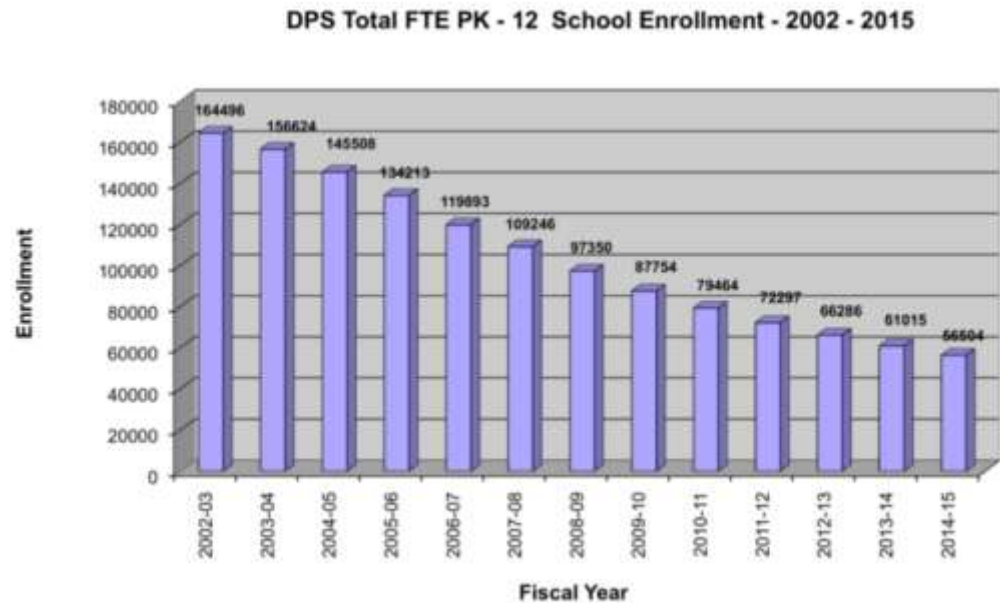
Declining K Enrollment

- ◆ Kindergarten enrollment has declined from 16,046 in 1994 to 6,039 in 2009

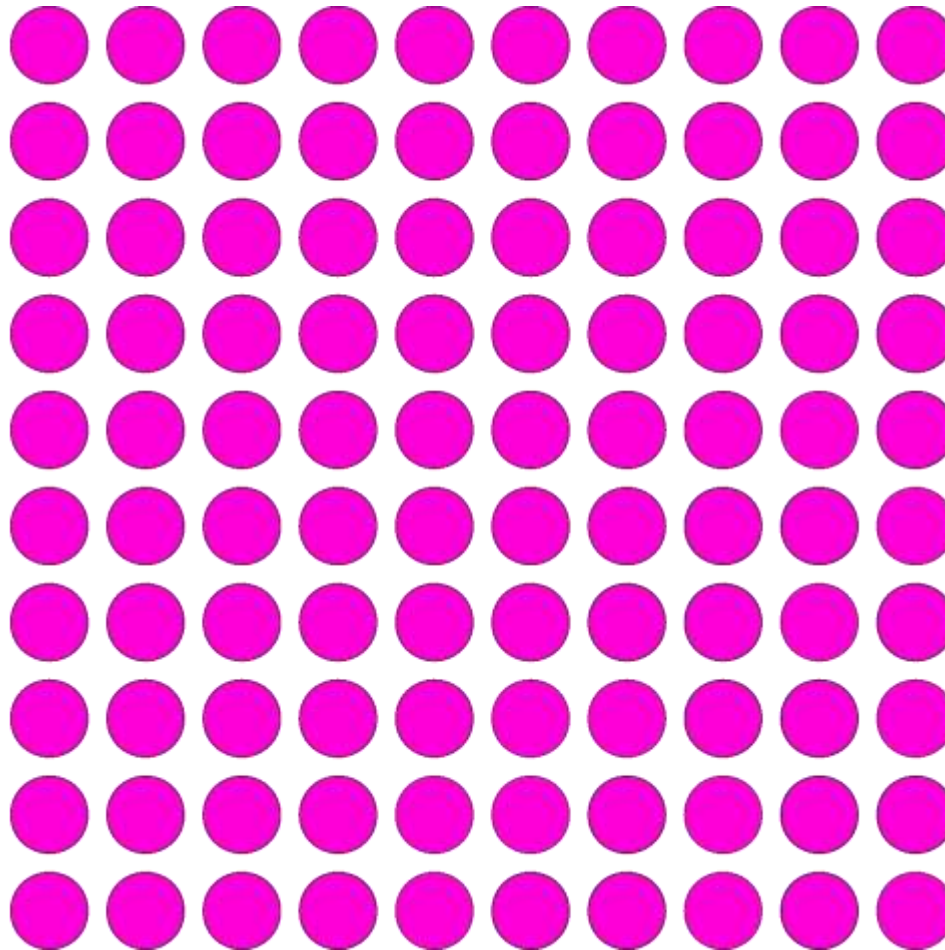


Overall Enrollment Decline

- ◆ Enrollment is Declining Dramatically
 - ◆ The district lost 83,336 students in the last decade
- ◆ Families are relocating elsewhere
- ◆ Birthrates are declining
- ◆ All schools are affected

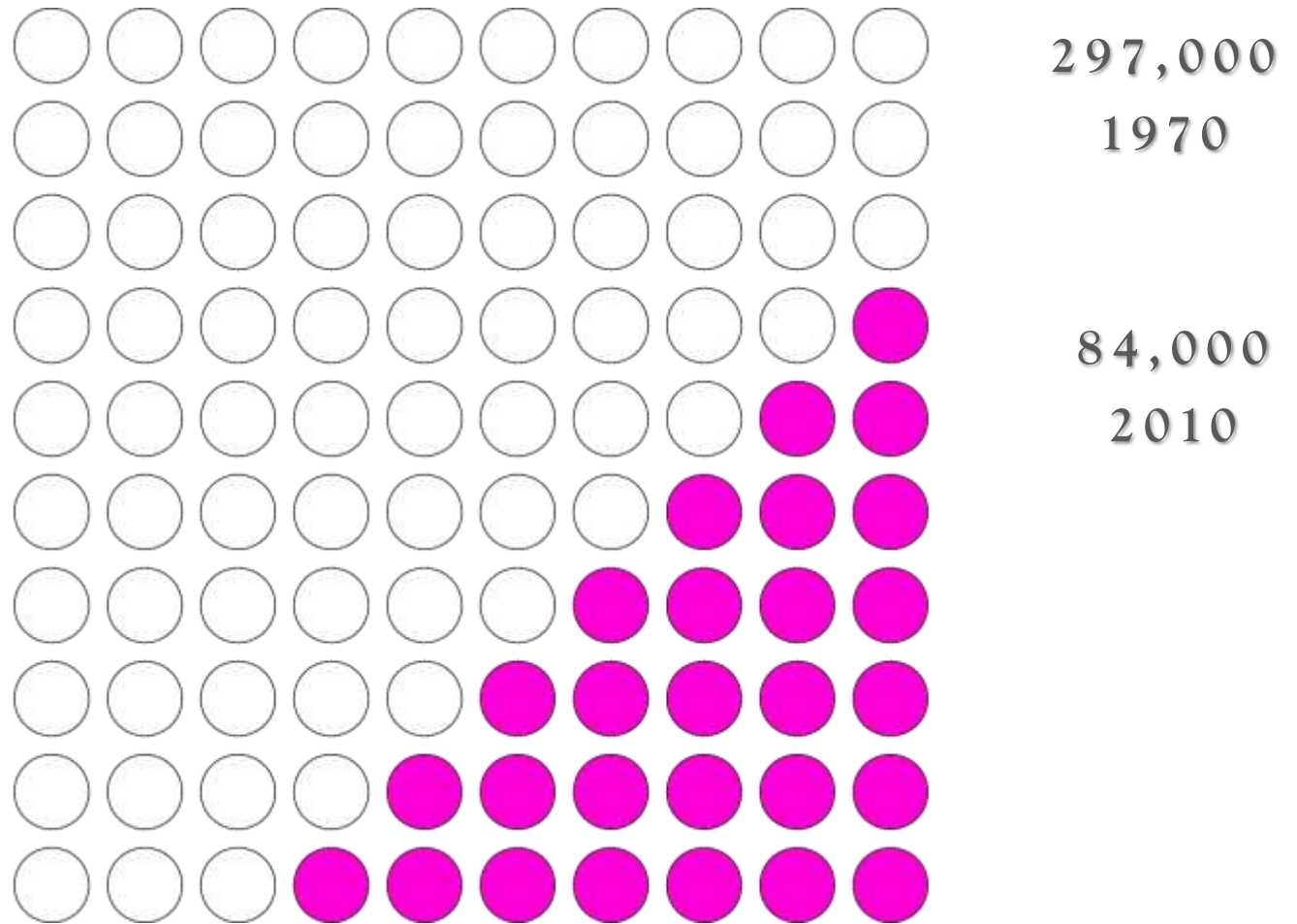


Detroit Statistics

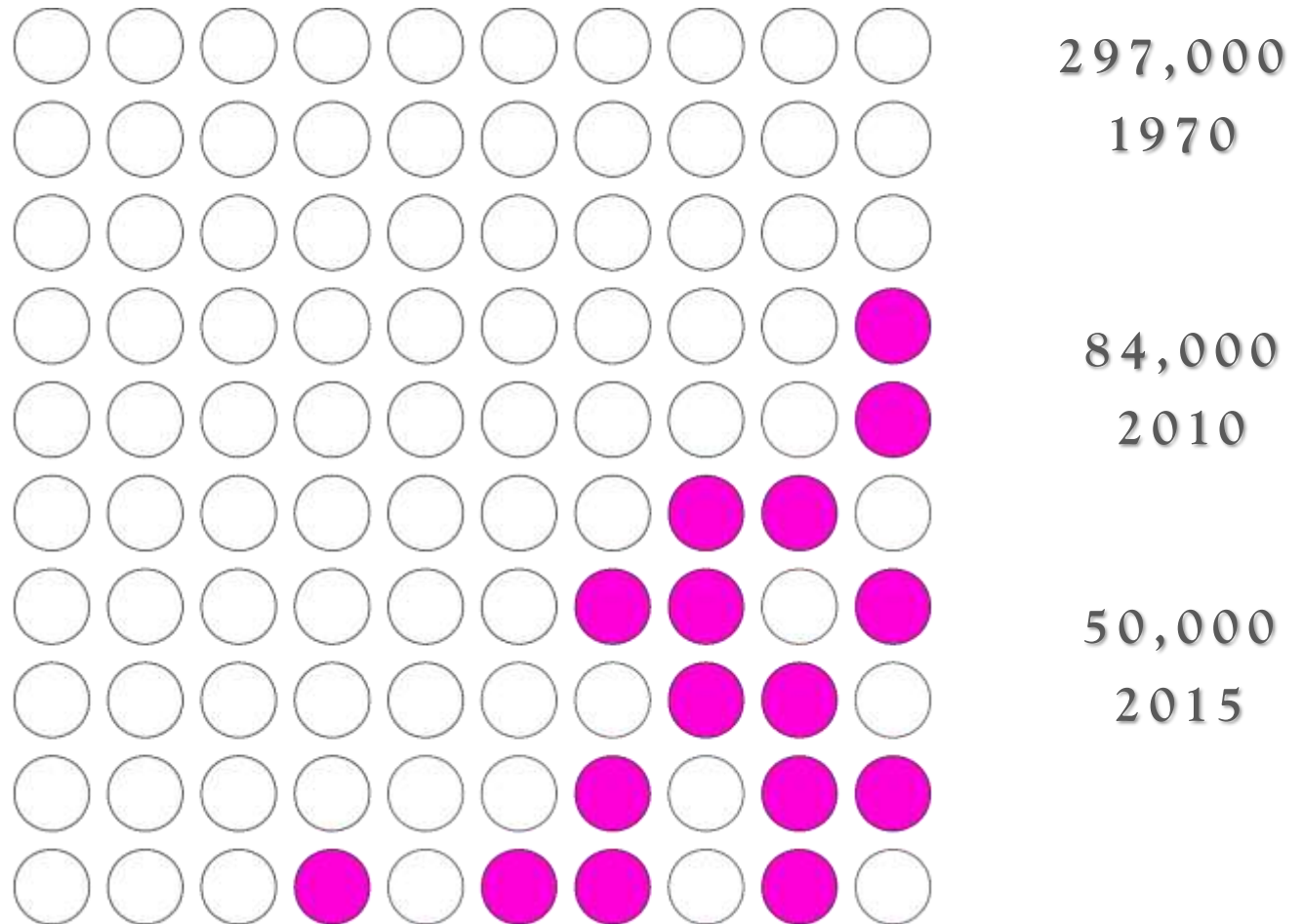


297,000
1970

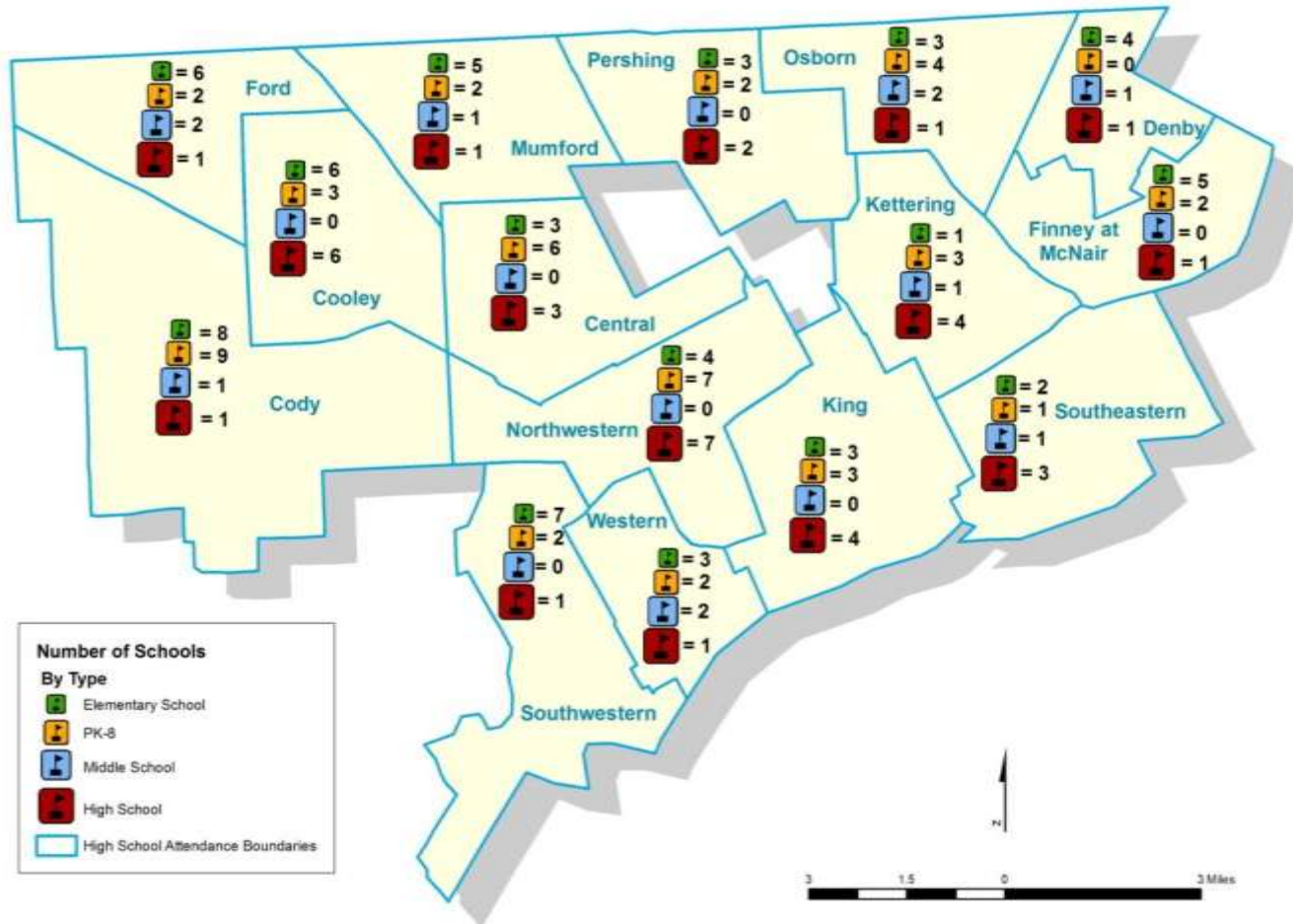
Detroit Statistics



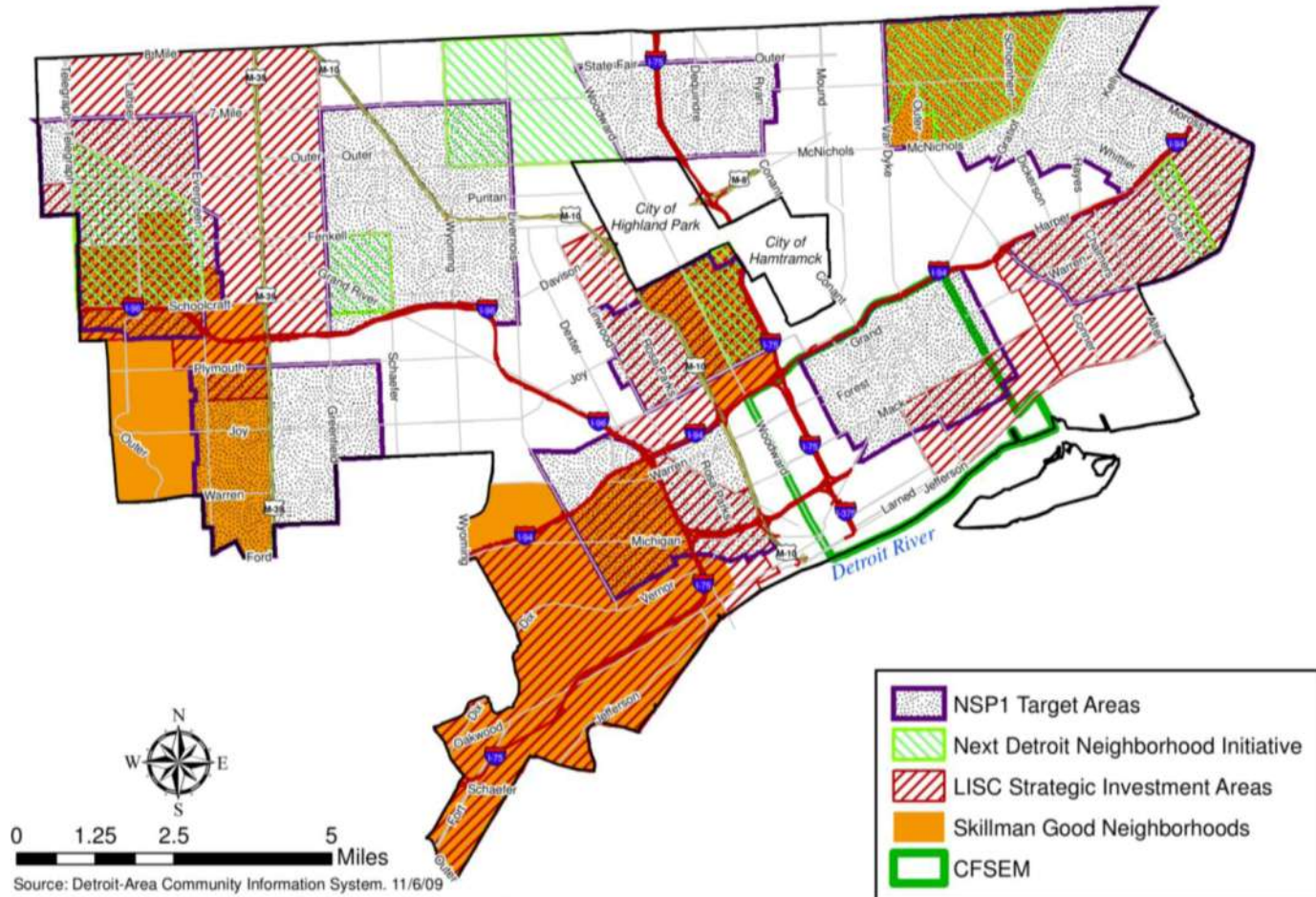
Detroit Statistics



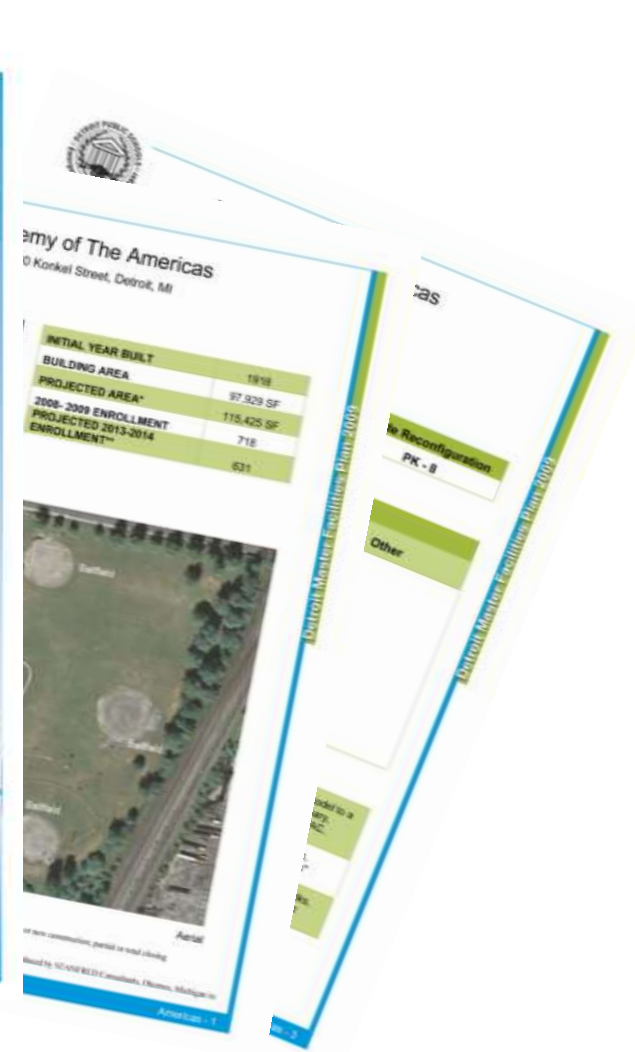
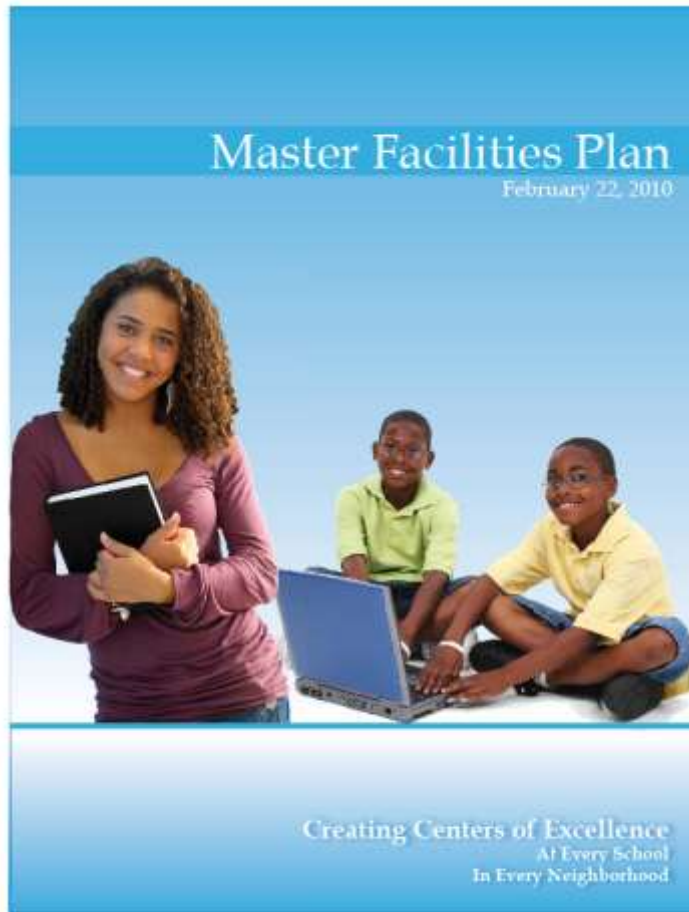
Detroit School Mix



Revitalization Target Area



District Wide Master Plan





Academy of The Americas

5680 Konkel Street, Detroit, MI



INITIAL YEAR BUILT	1918
BUILDING AREA	97,929 SF
PROJECTED AREA*	115,425 SF
2008- 2009 ENROLLMENT	718
PROJECTED 2013-2014 ENROLLMENT**	631



Aerial

*Projected Area – The size of the school in square feet after recommendations such as additions or new construction; partial or total closing (decommissioning) of the facility.

**Projected 2013-2014 Enrollment – The student enrollment is based on a demographic study produced by STANFRED Consultants, Okemos, Michigan in 2009 for DPS.

Americas - 1

Detroit Master Facilities Plan 2009



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5680 Konkel Street, Detroit, MI

KEY DATA POINTS

EDUCATIONAL VALUE

AYP* Phase (Actual)	Report Card Grade (Actual)	MEAP**					
		Math	Math (Target)	Math (Deviation)	ELA	ELA (Target)	
0	C	67.4%	65.0%	2.4%	57.4%	59.0%	-1.6%

DEMOGRAPHICS

Walking Distance	
# of Schools within ½ mile	# of Schools within 1 mile
0	3

FACILITIES CONDITION, UTILIZATION and SUITABILITY

Facilities Condition Index		Capacity	Utilization	Site
Actual FCI	Condition Assessment	vs. 2008 Enrollment	Projected Enrollment	Acreage
46	FAIR	1116 vs. 718	64.3%	1.8

OPERATIONAL EFFICIENCY

Building Assessments			
Age of Building, 2009	Past Capital Investment	Cost to Correct	Cost to Replace
91	\$ 2,129,559	\$ 3,807,753	\$ 19,585,800

*AYP - Annual Yearly Progress (AYP) is a measure of school performance based on standardized testing as part of the national No Child Left Behind legislation. The measure is used to hold schools accountable for student achievement in English, Language Arts and Mathematics. AYP is based on Michigan Educational Assessment Program (MEAP) test results, participation rates in MEAP testing, and attendance or graduation rates and is notes as number of years the Annual Progress was not demonstrated.

**MEAP - Michigan Educational Assessment Program (MEAP) assess students in grades 3-9 based on Michigan Curriculum Framework. For this Master Facility Plan the MEAP scores for each school are reported for Math and English Language Arts (ELA). The actual score, the target score what the students in a school are expected to achieve) and the deviation (the percent the actual score is above or below the target score) is reported for each of the two standardized tests Math and ELA.

Americas - 2



Academy of The Americas

5680 Konkel Street, Detroit, MI

CONCLUSION

Recommendation	Time Frame	Grade Reconfiguration
RENOVATE	2011	PK - 8

Observation		
Facility	Academic	Other
The physical condition of the building was assessed based on seven factors. The heating system was rated FAIR. The roof was rated FAIR. The windows are FAIR. The plumbing system in the building is FAIR. Life safety factors are rated FAIR. The electrical system is rated FAIR and compliance with ADA factors was rated POOR. These factors collectively contributed to the building receiving an overall assessment of FAIR.	Adequate yearly progress is in phase 0, delay, or alert, and the Michigan Educational Assessment Program report card grade is a C or D.	

Proposal	Reduce the facility to the basic structure and shell, then remodel to a level of quality equal to a new facility including, when necessary, water and energy efficiency, new windows, finishes, roof, HVAC, plumbing, lighting and controls and reconstructed masonry.
Instructional Technology Description	Desktop and laptop computers, laptop computer carts, printers, scanners, teacher station presenters, projectors, "smart boards"
Site Work Description	Site work including replacement or resurfacing of drives, sidewalks, landscaping, and bituminous paving area for parking and student drop-off.



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5680 Konkel Street, Detroit, MI

Facility Condition Assessment

Project Number

Name of Facility
Academy of The Americas

Perform walkthrough inspection of the facility including special-use areas such as the cafeteria, art rooms, industrial arts areas, and science labs. Please complete the following assessment form by responding to ALL statements.

Please provide an overall assessment of each section or comment on any deficiencies or special circumstances:

	Yes	No	N/A	Overall assessment or comments
Health Section				
1. Sufficient supply of hot water is present.				120 gallon natural gas heater
2. Visible mold/damage does not exist due to past or present water/moisture leaks.				
3. Indoor surfaces are free of loose and peeling paint.				
4. Distracting noise does not exist in specific areas or throughout the entire building.				
5. Air temperature is comfortable throughout the building.				
6. Drafts or high/low humidity are not present in a specific area or throughout the building.				
7. Unique/objectable odors are not present in specific areas or throughout the building.	X			
Life Safety Section				
1. Adequate fire alarm pull stations, horns and strobes are present.				Overall assessment or comments new fire protection system
2. Lighted exit signs are present at each entrance/exit and are clearly visible.				
3. Interior and exterior doors open outward or are equipped with panic hardware.	X			battery back-up exterior hardware
4. Fire suppression equipment is present in kitchen, science rooms and corridors.				
5. Traffic areas that terminate at an exit or stairway lead to an egress.	X			
6. Stoops, stairs, or walks are intact and safe for people entering or exiting the building.	X			
7. Building is located further than 250 yards of a business, industry, or natural hazard.			X	Heavy Industrial Uses
8. Washroom facilities have barrier free accessibility.			X	
9. Building has ramps or other devices that support barrier free accessibility.			X	widen entry door, add ramp security system
10. Building access is limited to select, controlled entries.			X	
Structural Section				
1. Inside masonry walls do not show visible signs of cracks beyond normal aging.			X	Overall assessment or comments masonry renovation
2. Loose brick is not present inside or outside the facility.			X	
3. Surface cracks do not exist around perimeter of interior/exterior doors and windows.			X	upgrade CMU & ext. plaster
4. Structural components do not show signs of fatigue or deflection.			X	
5. Roof structure does not show visible signs of damage.			X	built-up/modified bit
6. Structural beams are free of visible corrosion.			X	
7. Building exterior is intact and does not show visible deterioration beyond normal aging.			X	
Mechanical Section				
1. Outdoor air intake openings are functional and free from blockage.	X			Overall assessment or comments condensate piping, etc. kitchen/toilets alum. wind frames of metal glass sump pump core plumbing & fixtures
2. Boilers and gas fired equipment are properly vented.	X			
3. HVAC units operate correctly and efficiently.			X	
4. Separate exhaust systems for bathrooms, locker rooms, and laboratories exist.			X	
5. Windows and exterior doors prevent inefficient air leakage.	X			
6. The proximity of HVAC units is dry and free of water leakage.			X	
7. HVAC equipment does not discharge noises that may indicate functional problems.	X			
8. Water pressure exists to wash hands, supply water fountains, and flush toilets.	X			
9. Water drains quickly from sinks.			X	
10. Floor area near toilets and sinks is dry.			X	
Electrical Section				
1. Lighting system provides adequate intensity, diffusion, and distribution of illumination.			X	Overall assessment or comments class room / gym/toilets/lunch battery packs new branch circuit panels upgrade elec. 2500 amps
2. Electrical controls are safely protected and accessible.	X			
3. Major electrical equipment have disconnect switches that are easily accessible.	X			
4. Building has adequate emergency lighting.			X	
5. Classrooms have sufficient outlets to prevent regular use of electrical extension cords.			X	
6. The proximity of electrical systems or panels is dry and free of standing water.			X	
7. Electrical outlets and switches are free from exposed wires or unsafe conditions.			X	



Academy of The Americas

5680 Konkel Street, Detroit, MI

BOUNDARY MAP

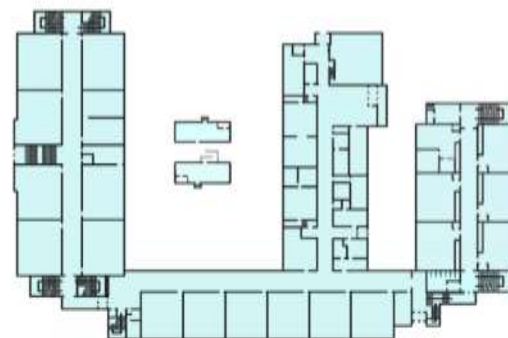


Detroit Master Facilities Plan 2009



Academy of The Americas

5680 Konkel Street, Detroit, MI



- KEY**
- Existing/Adequate
 - Remodeled
 - Proposed New
 - Close

First Floor

Detroit Master Facilities Plan 2009

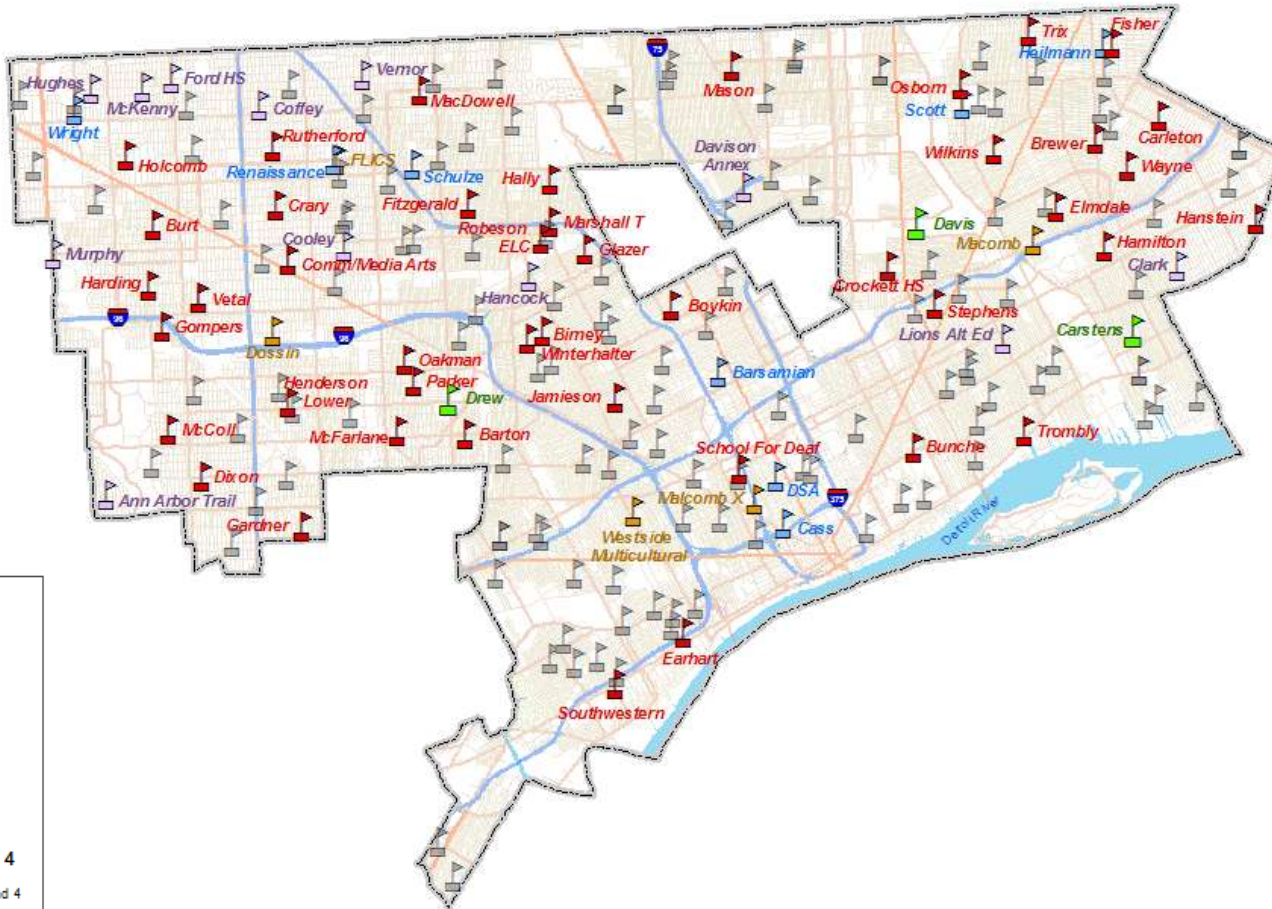
The Master Education Plan

21ST CENTURY TEACHING AND LEARNING



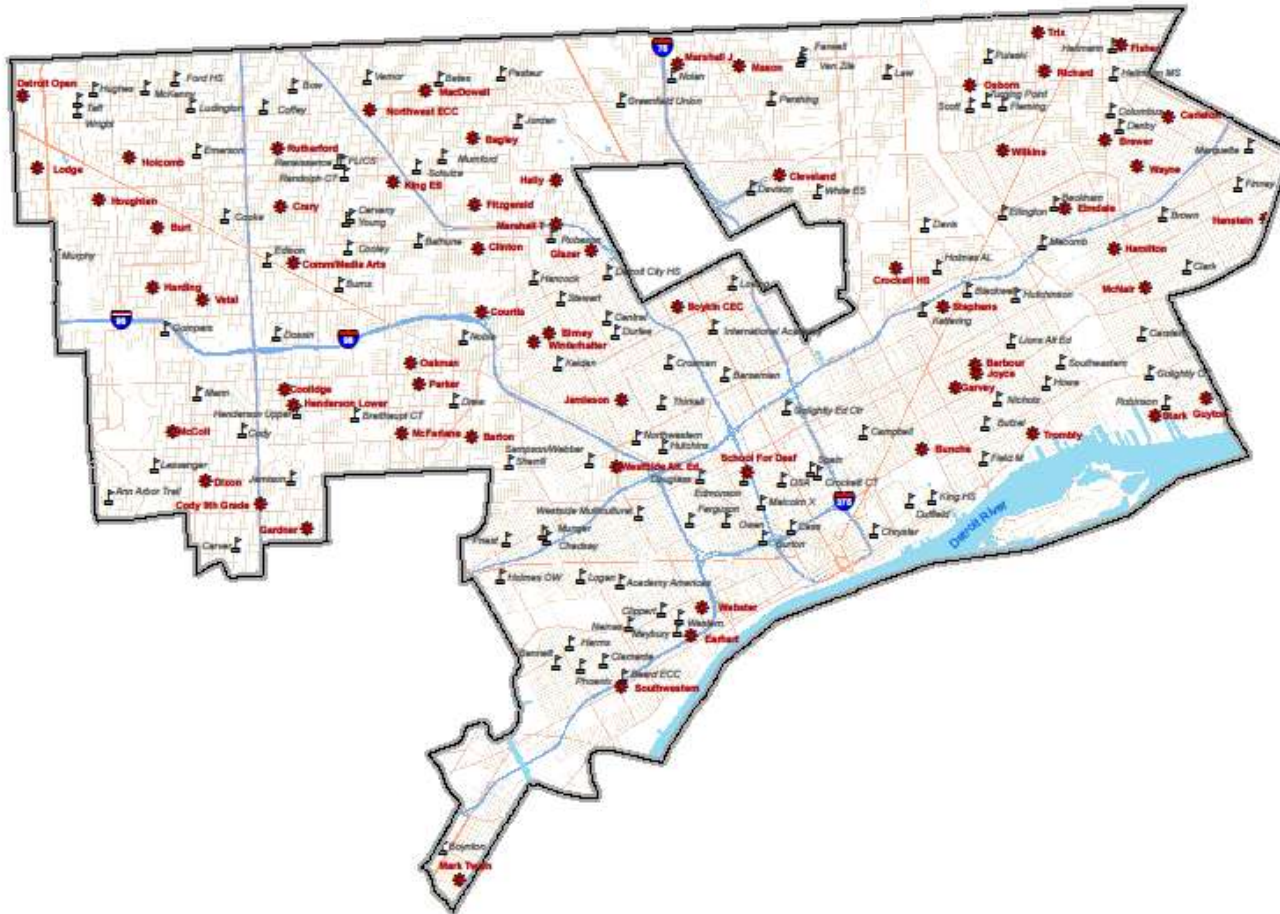
Master Facilities Plan

Proposal 'S'

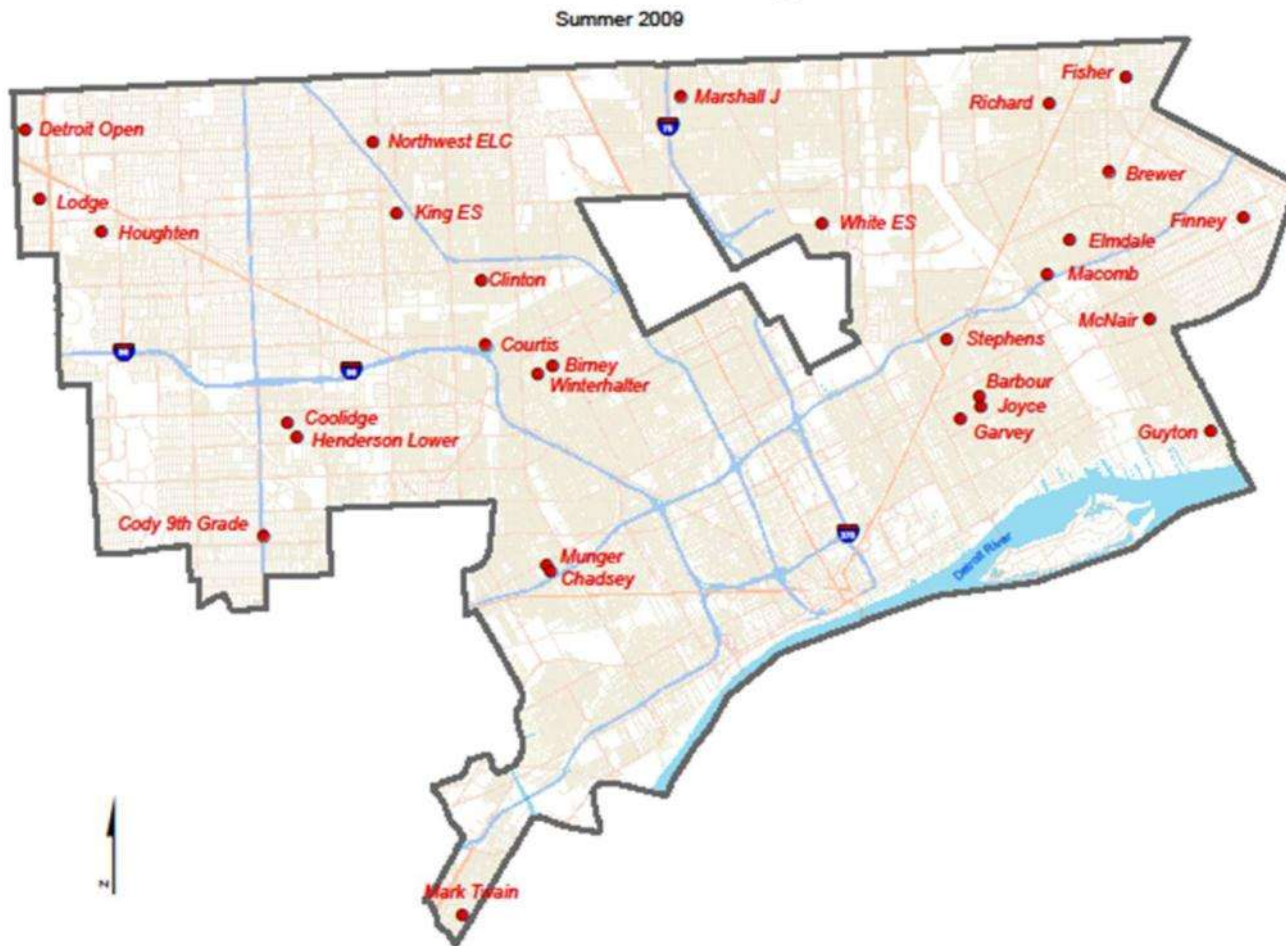


Series 5	
	New
	Remodel
	Modernize
	Stabilize
	Close
Series 1, 2, 3, and 4	
	Series 1, 2, 3, and 4

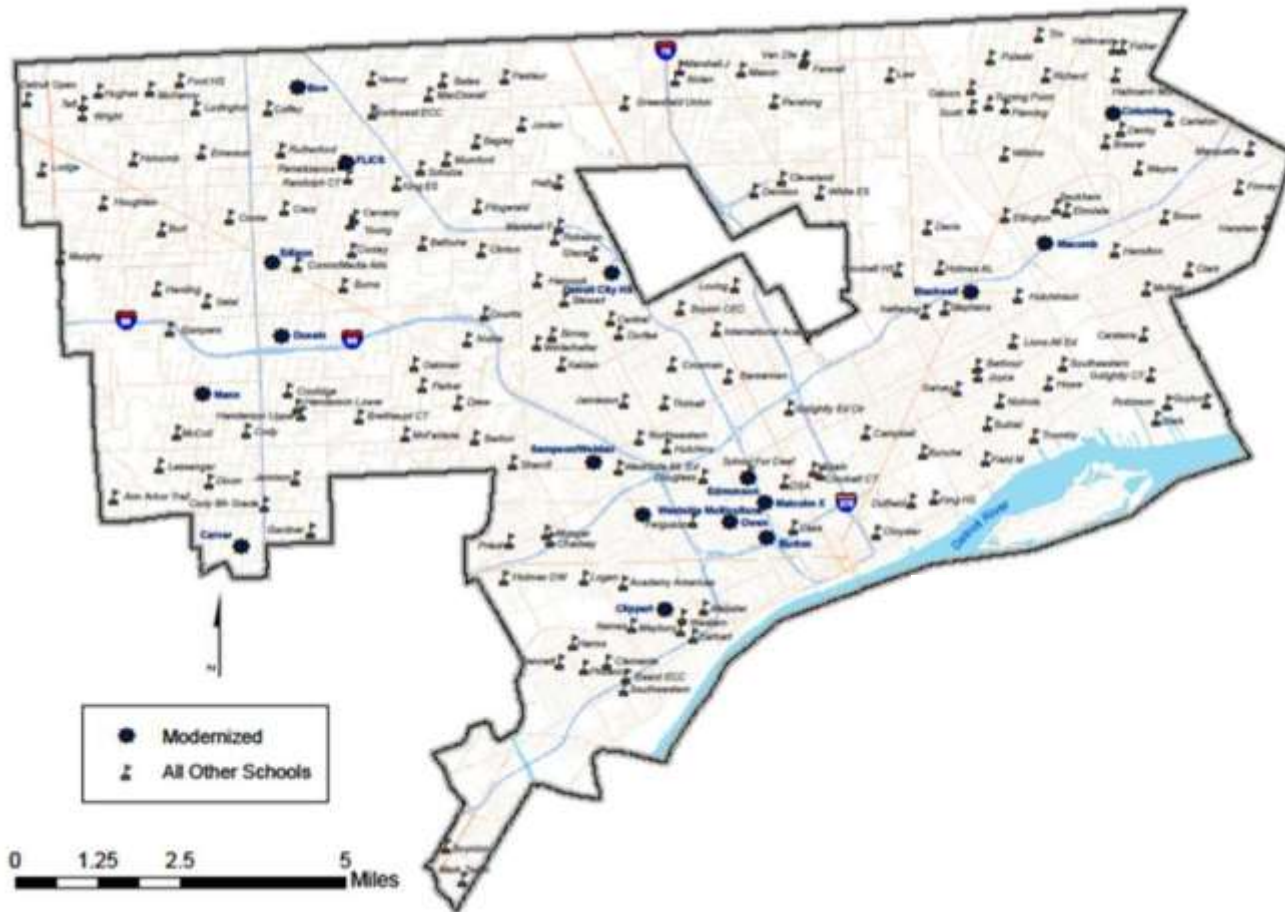
School Closing



Schools Closed in 2009



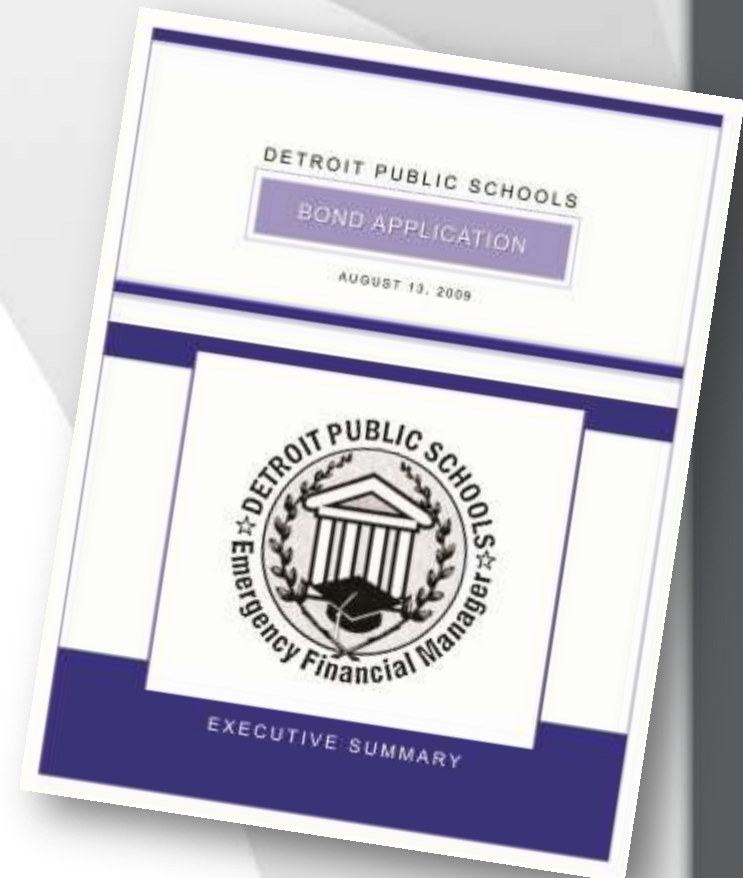
Schools to be Modernized



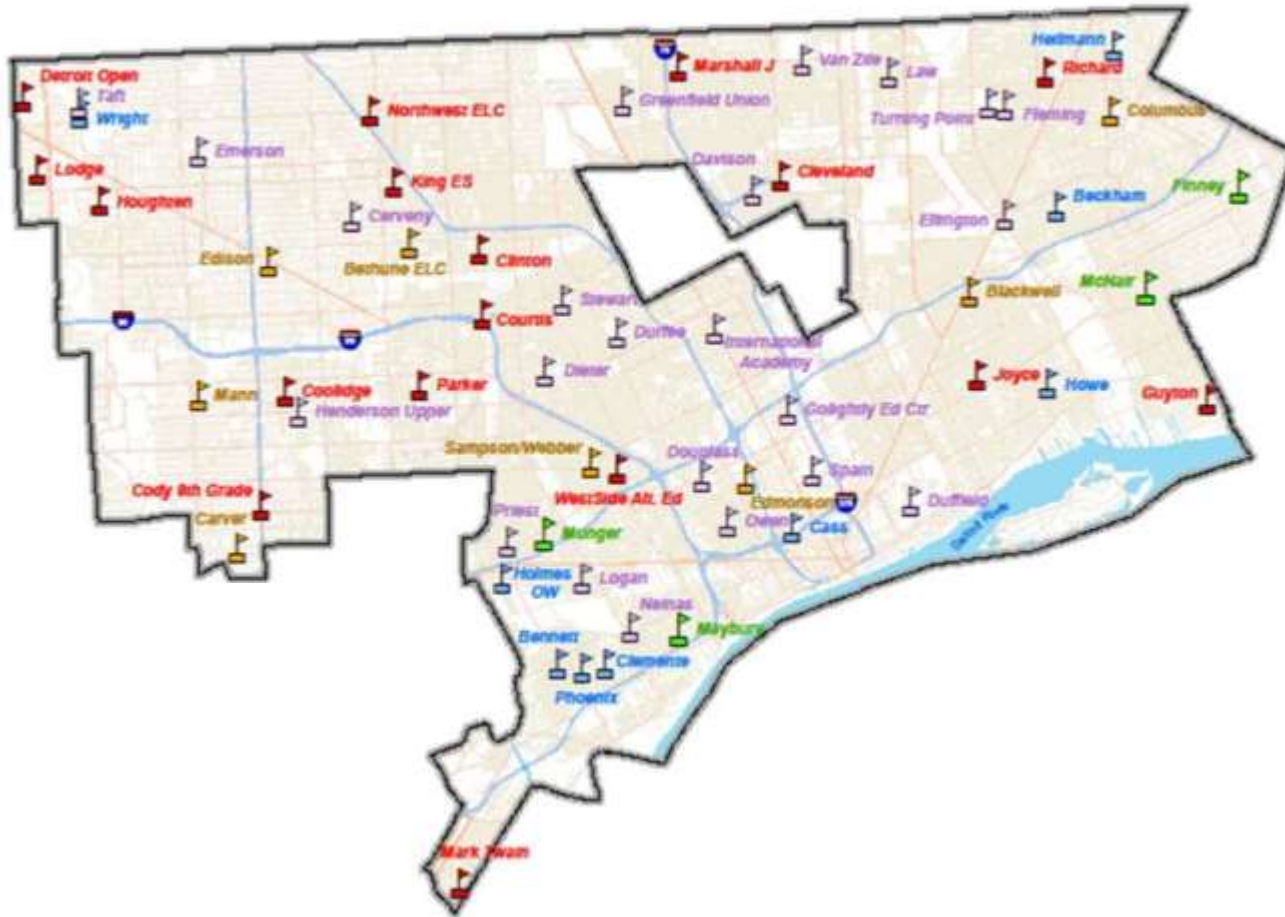
Application

Proposal 'S'

- ◆ \$500.5 million dollars
- ◆ 7 new schools, 980k sq ft
- ◆ 11 renovations, 1.6m sq ft
- ◆ 19,300 student capacity
- ◆ 100% by 2012 / 2013



School Construction Bond



Bond Program Goals

◆ Equity / \$500.5m

- ◆ K-8
- ◆ 9-12(14)

◆ Accountability

- ◆ Marketplace competition

◆ Performance

- ◆ 30 month schedule

◆ Security

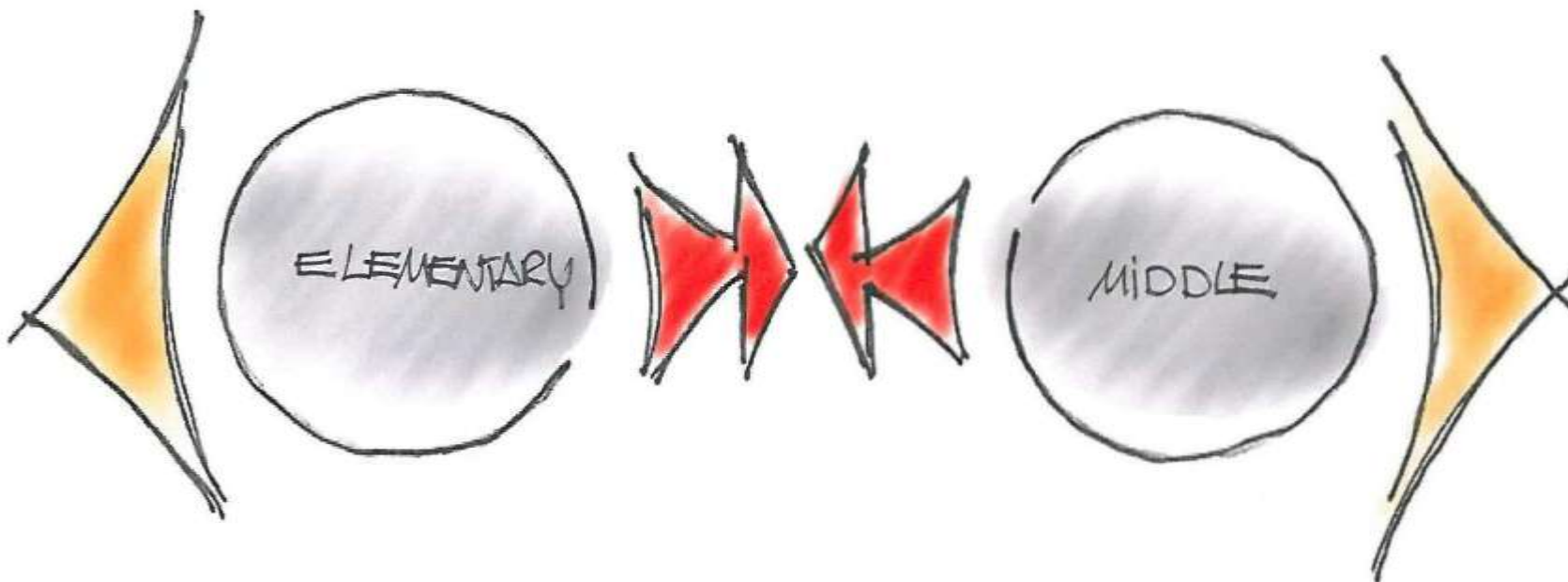
- ◆ Command Center
- ◆ Site Security

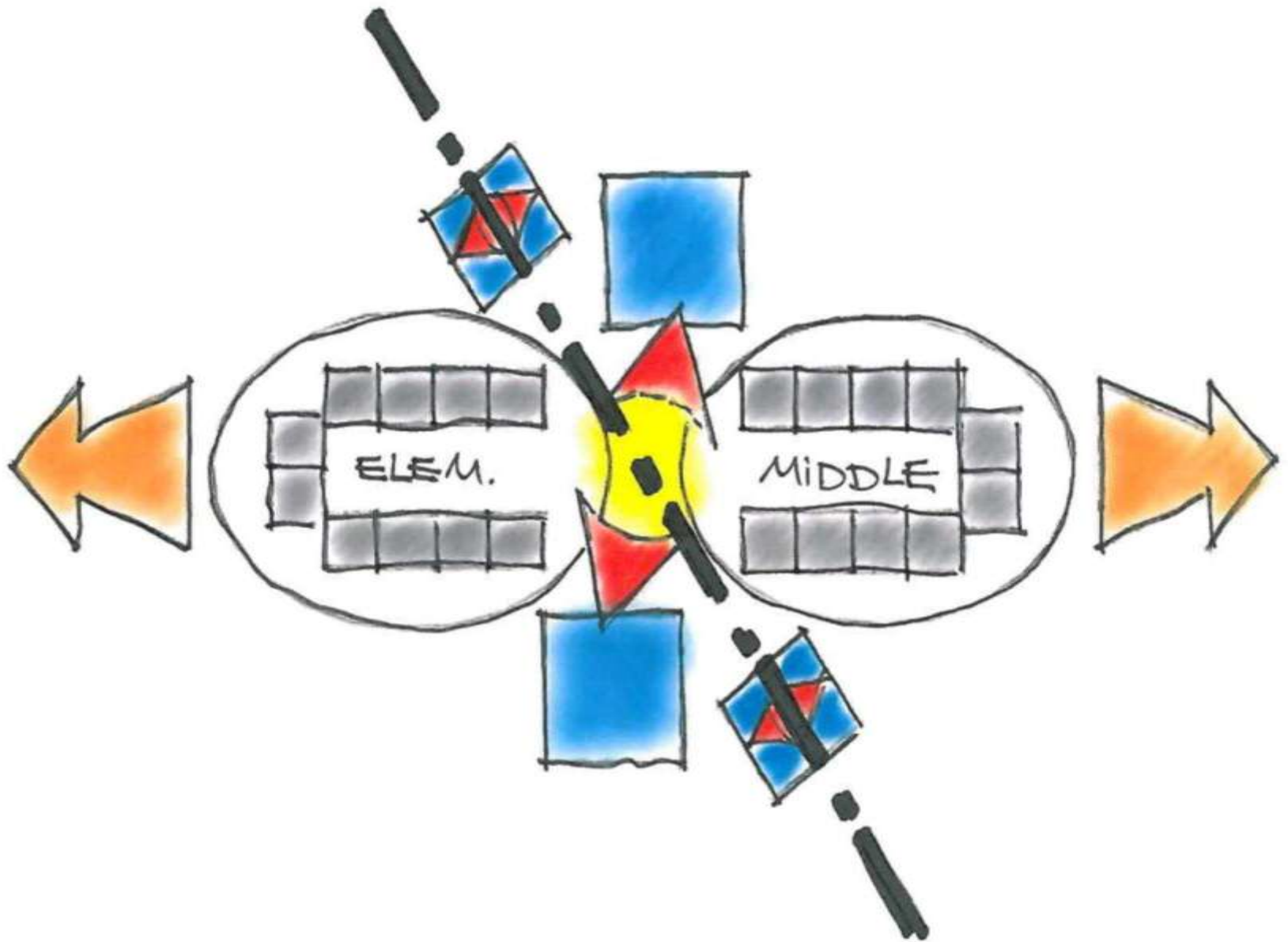
*Schools of Excellence for Every
Student in Every Neighborhood*

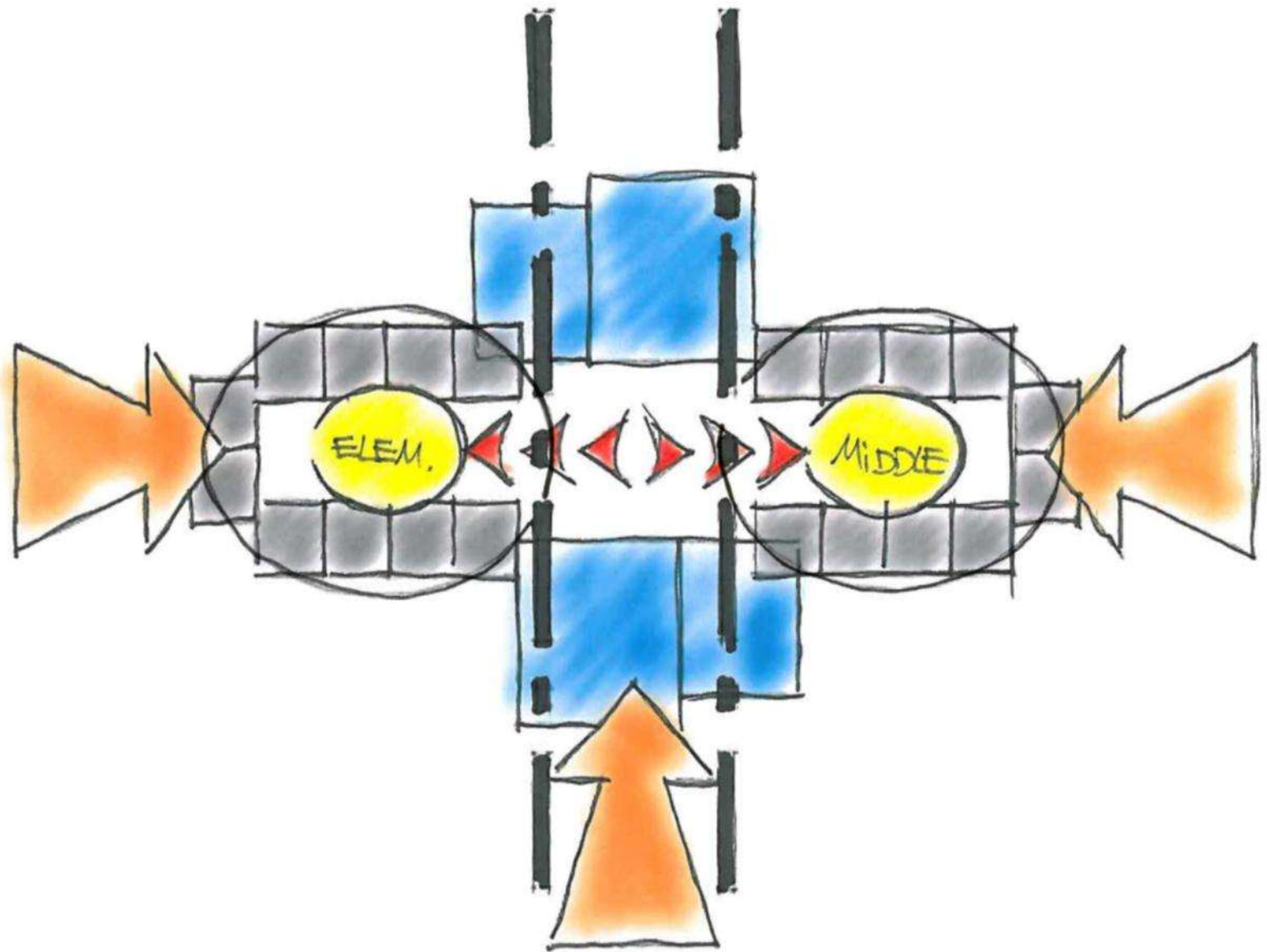


Elementary and Middle Schools

- ◆ Equality
- ◆ Security

















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Comprehensive High Schools

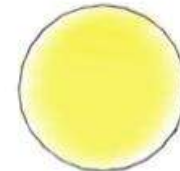
High Schools



Academies



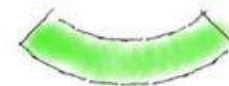
Commons



Centers



Support



Academies

- ◆ 9th Grade
- ◆ STEM
- ◆ ROTC
- ◆ Career Tech
- ◆ College Prep
- ◆ Business

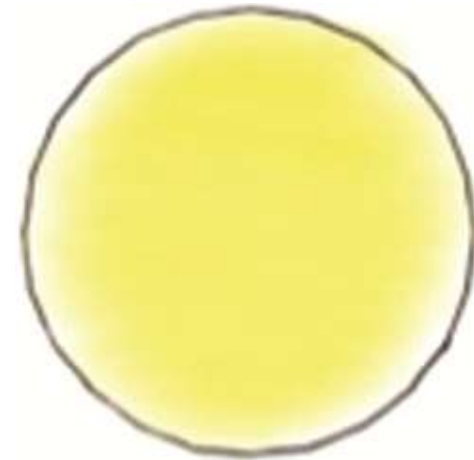


Academies



Commons

- ◆ Students Commons
- ◆ Academic Commons
- ◆ Community Resource
- ◆ Performance Pre function

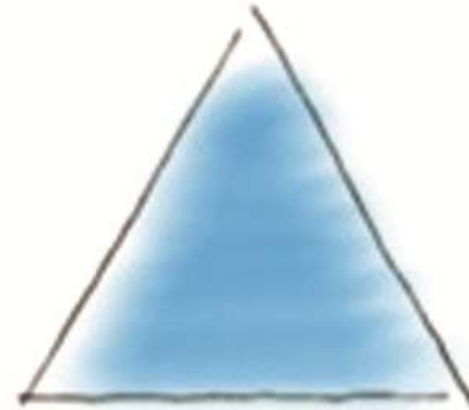


Commons



Centers

- ◆ Visual & Performing Arts
- ◆ Athletics
- ◆ Competition
- ◆ Community Health

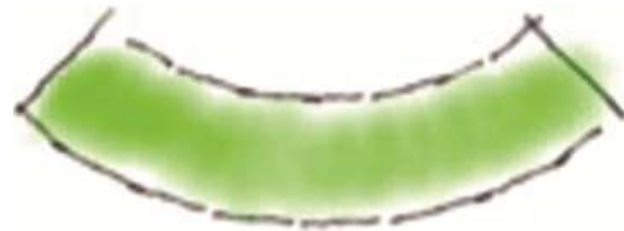


Centers



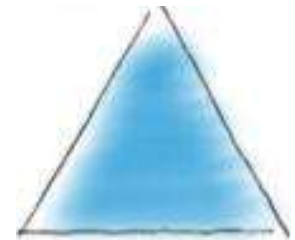
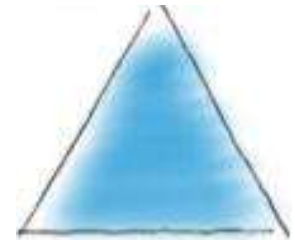
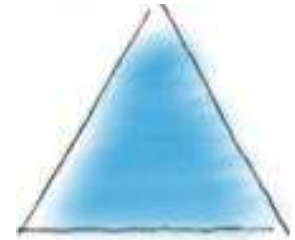
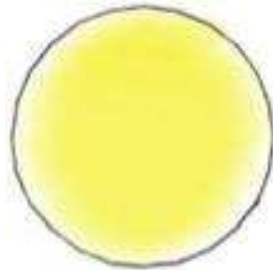
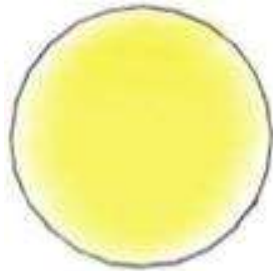
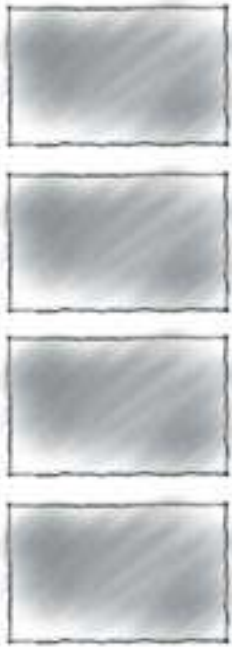
Support

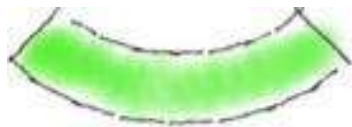
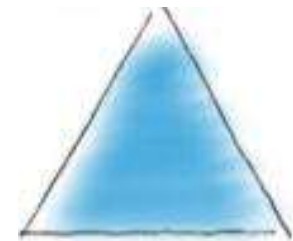
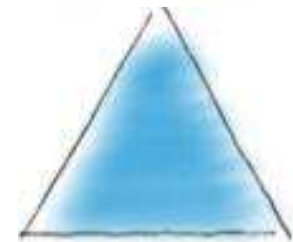
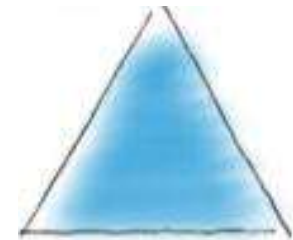
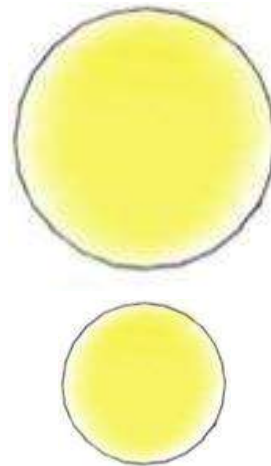
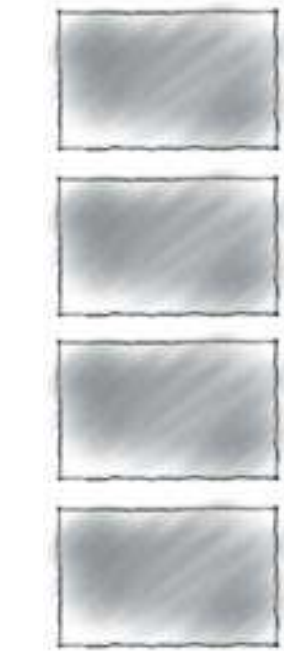
- ◆ Administrative
- ◆ Technical IT
- ◆ Physical Plan
- ◆ Security

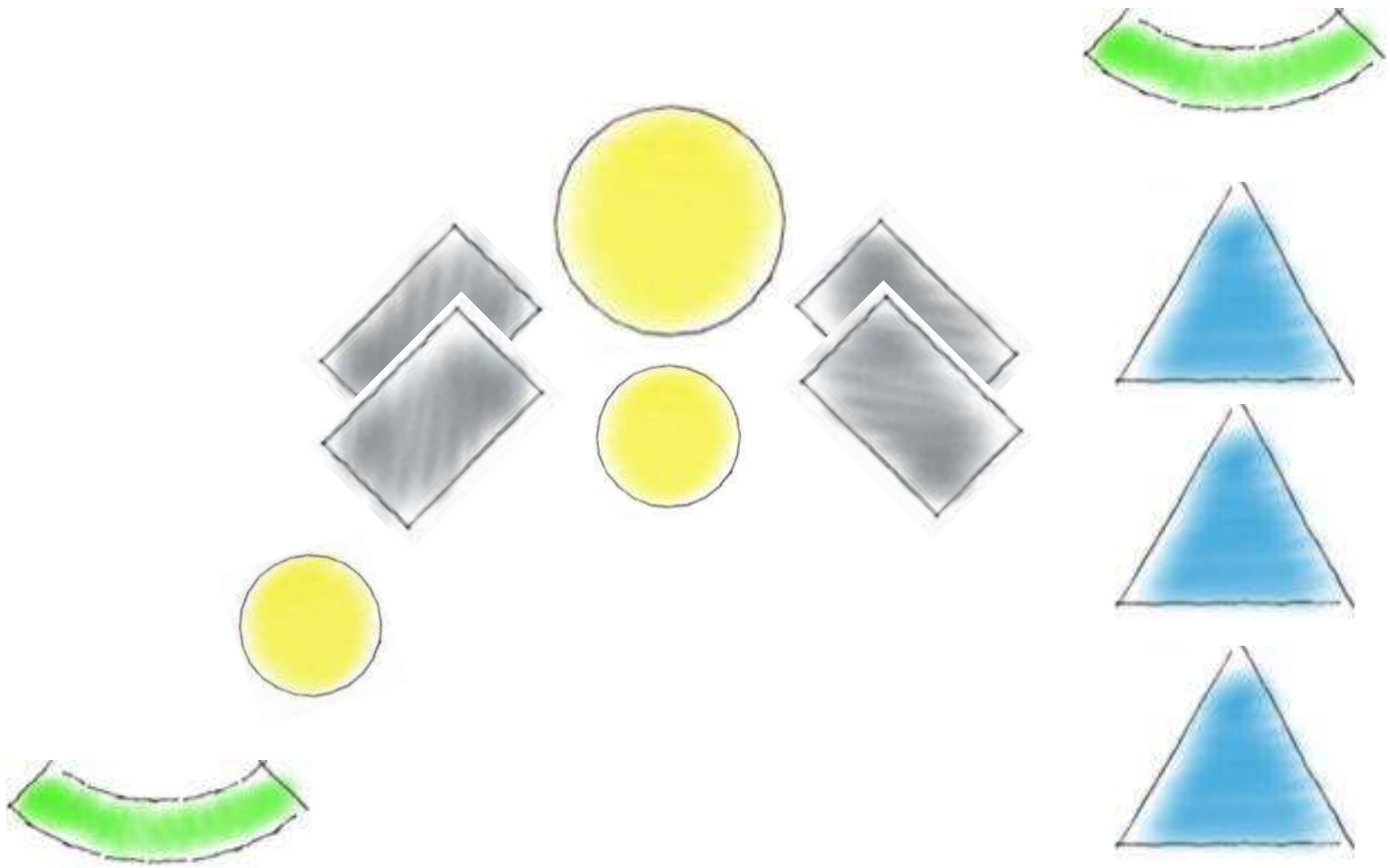


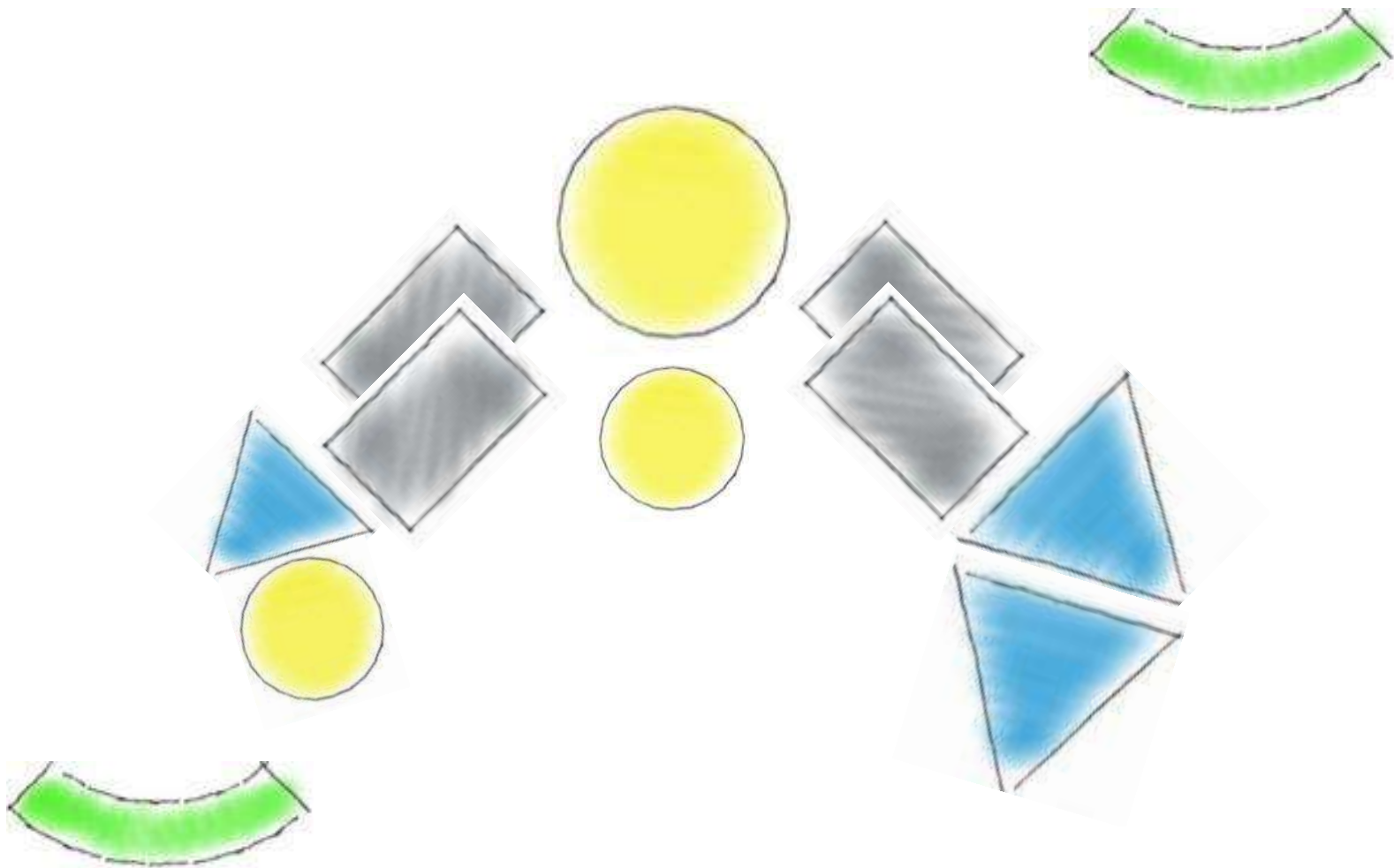
Support

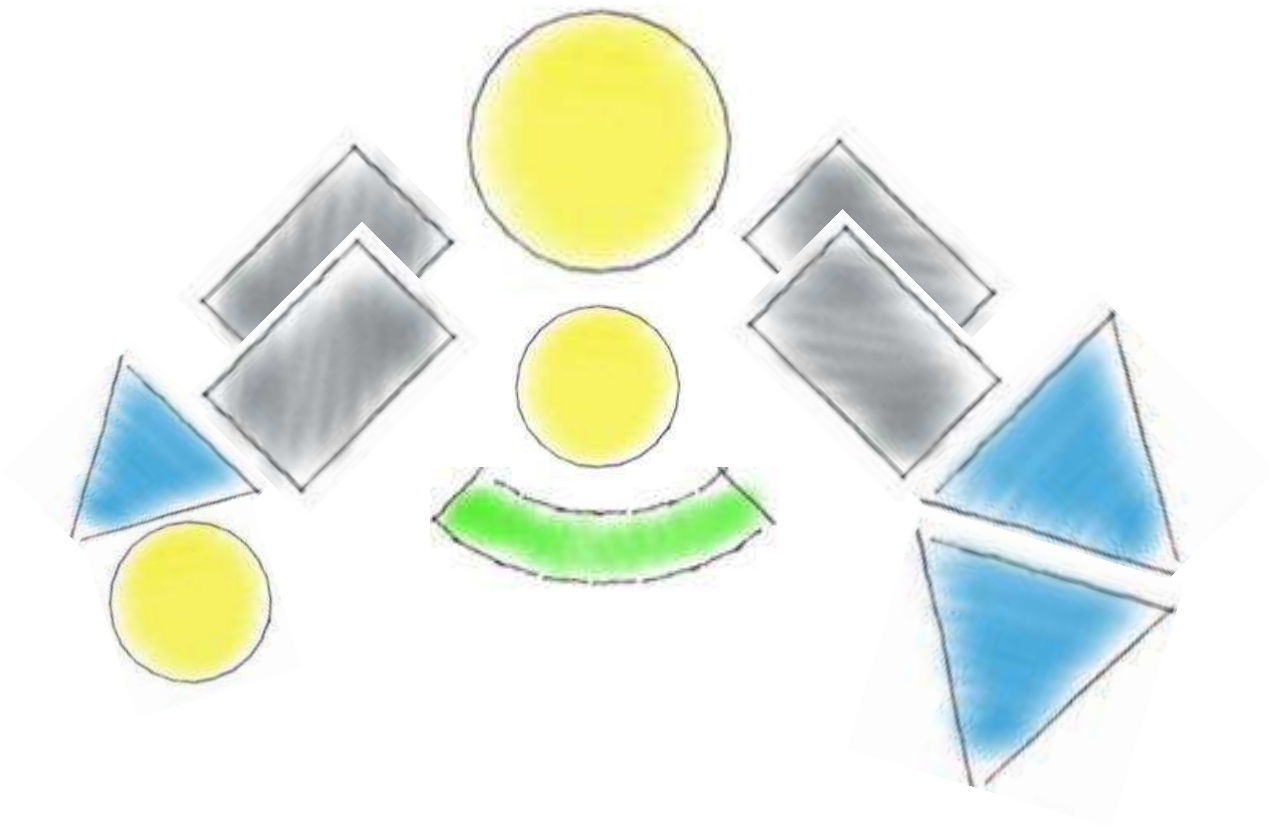


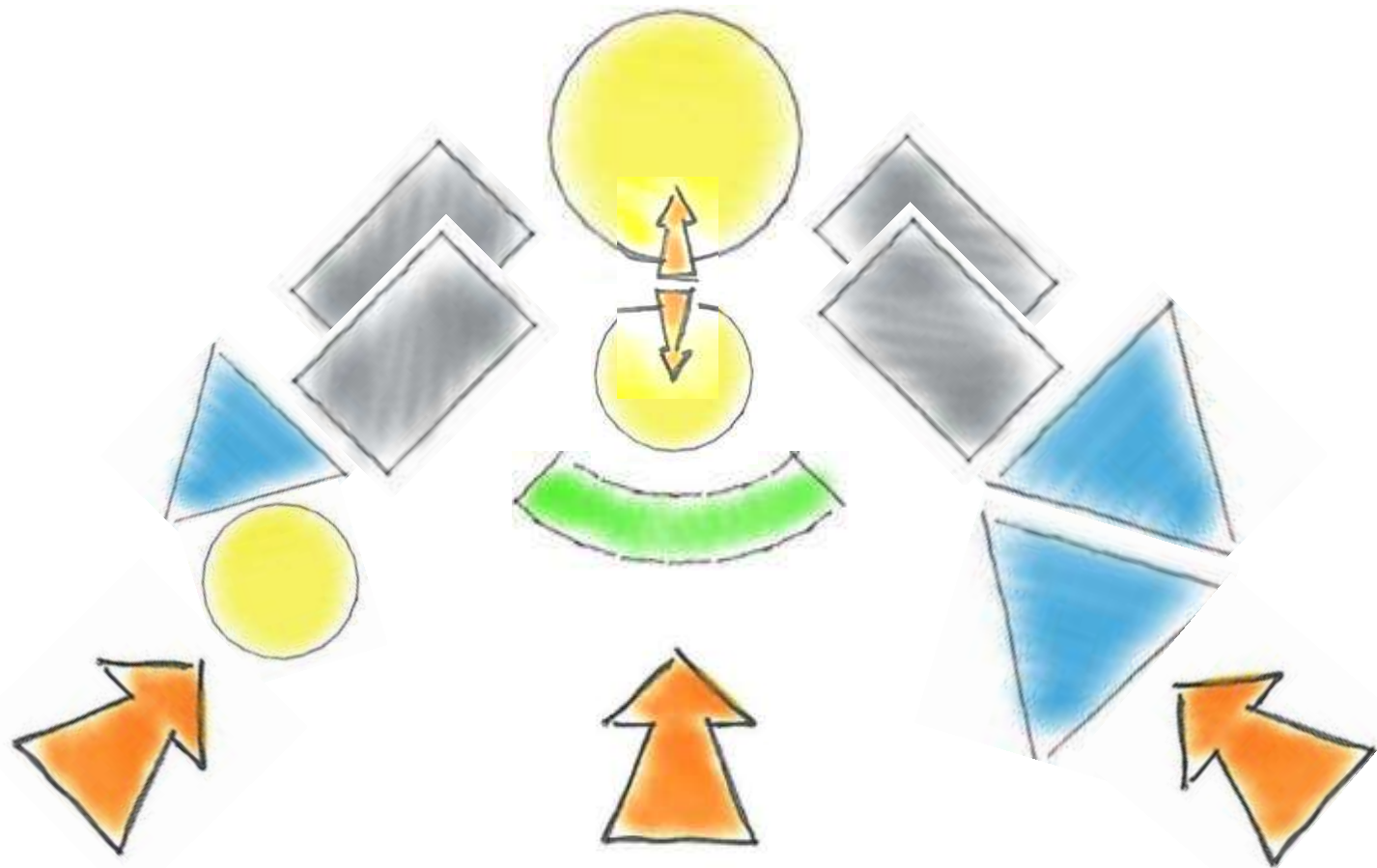


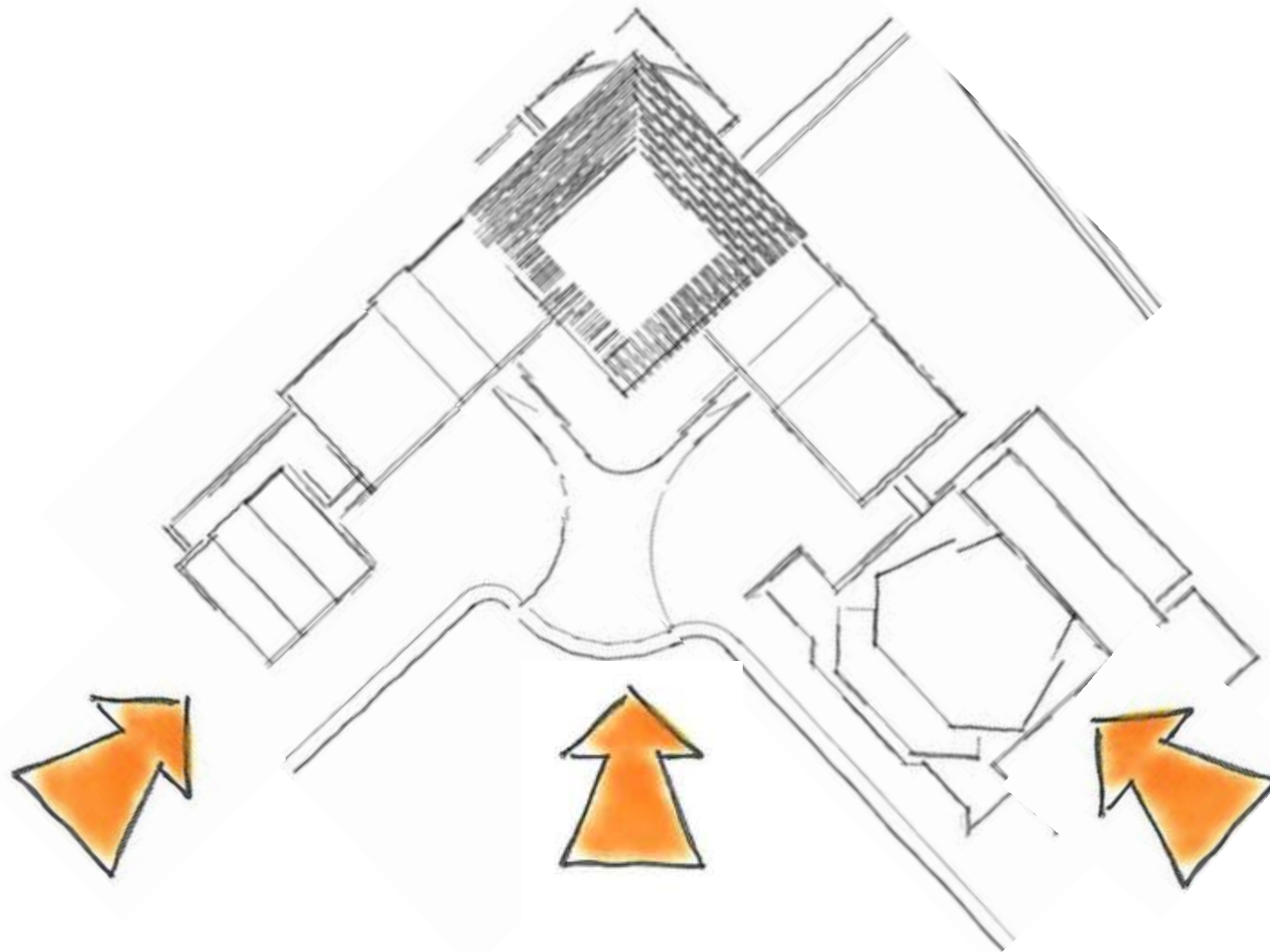


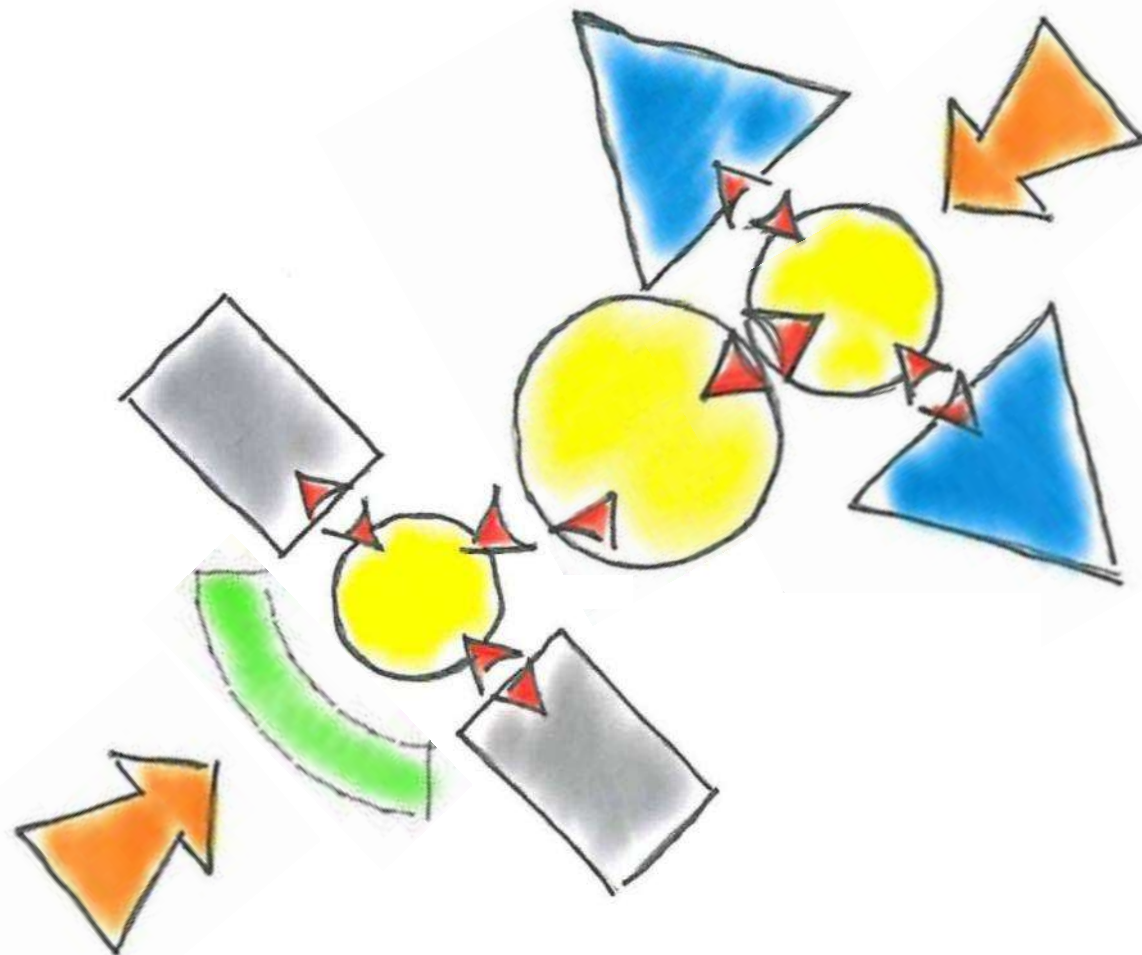


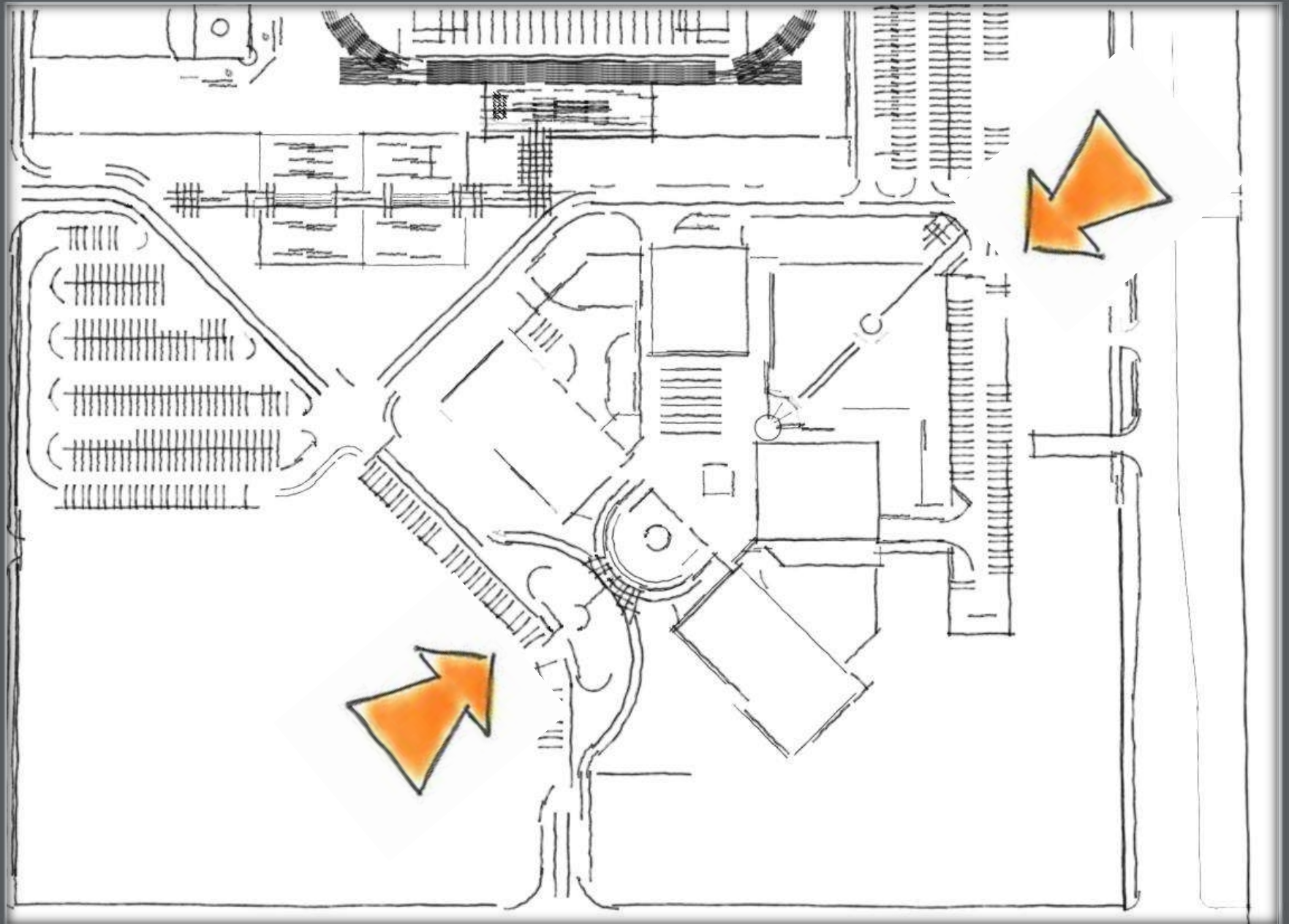


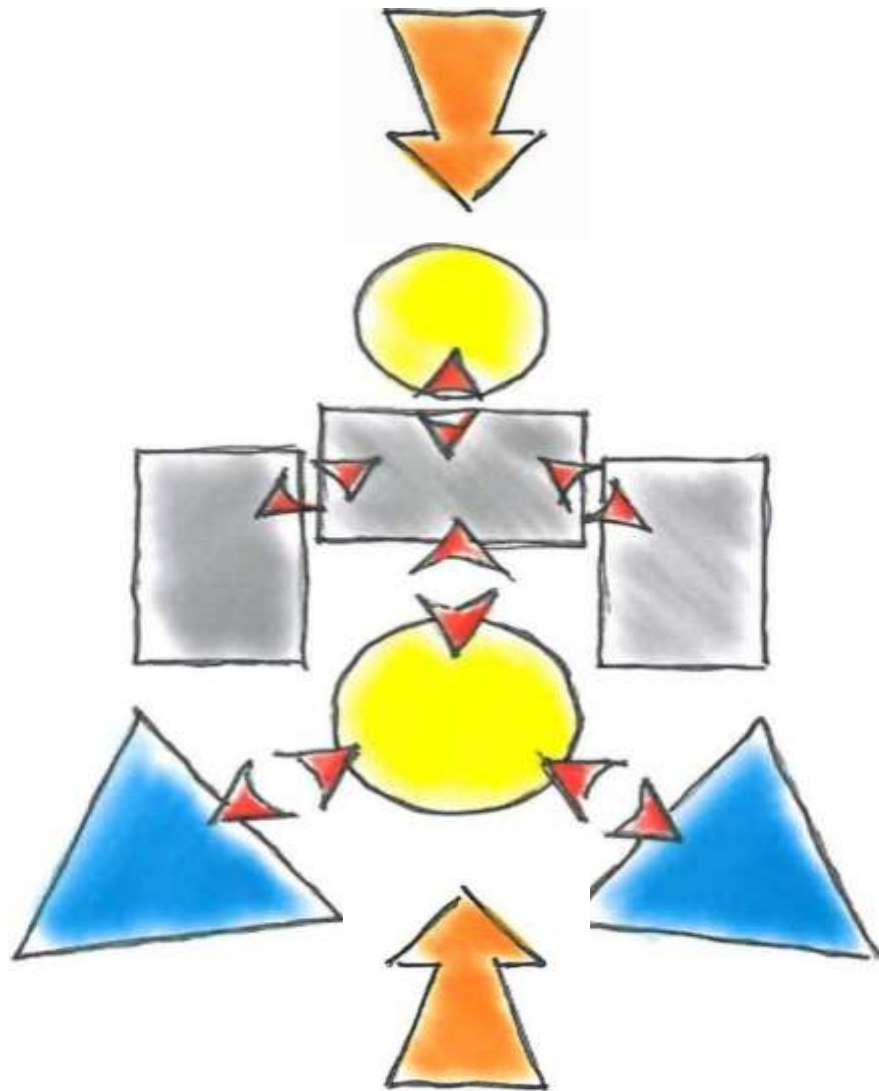


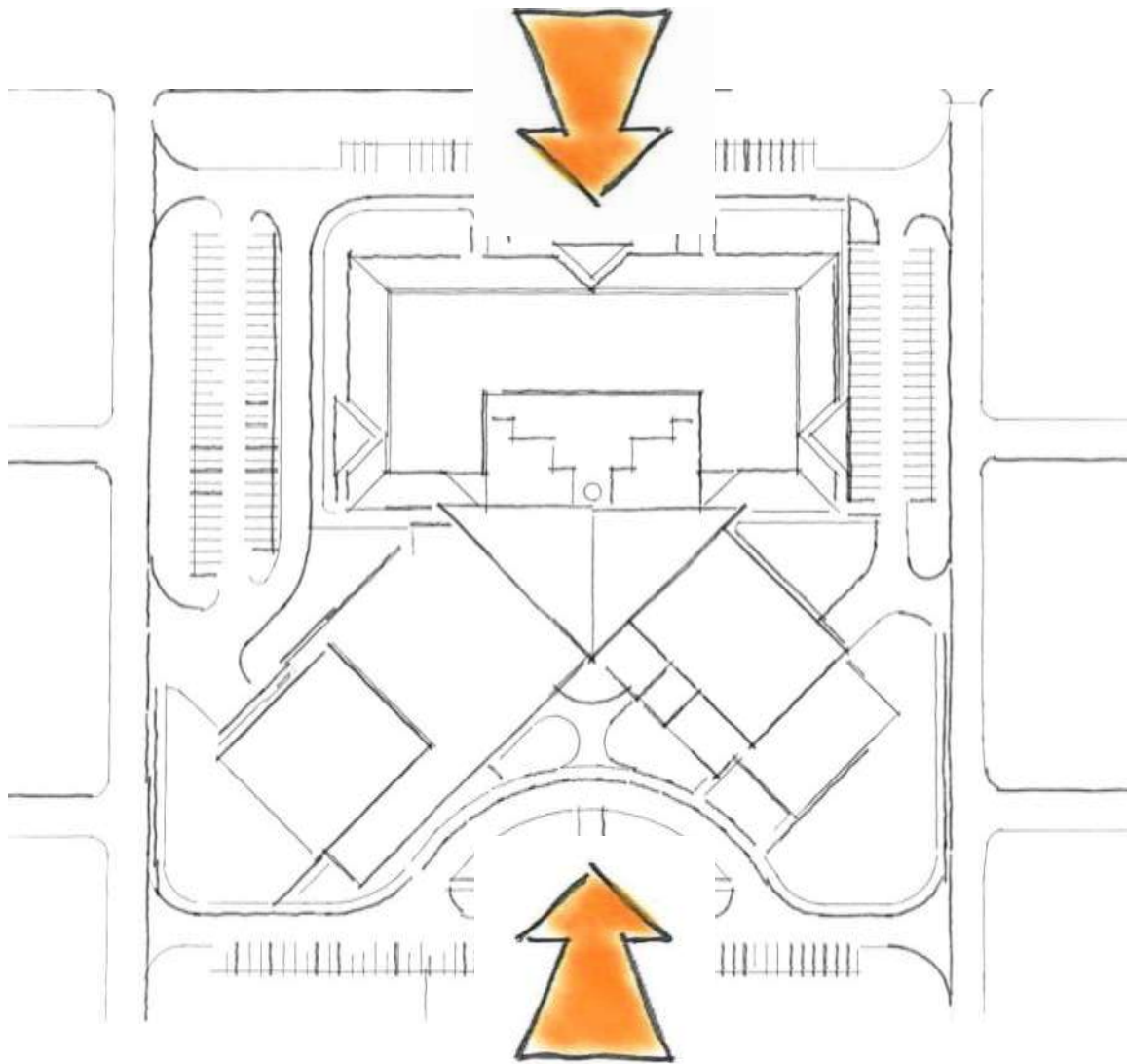












Program Results

- ◆ Time
- ◆ Budget
- ◆ Quality

*Schools of Excellence for Every
Student in Every Neighborhood*

A young girl with brown hair tied back, wearing a light blue t-shirt, stands in front of a green chalkboard. She is smiling and pointing her right index finger towards the text. Her left arm is crossed over her chest. The background is a soft-focus green chalkboard.

THE DELIVERY

Structuring the PM Joint Venture

- ◆ Comprised of industry leaders
 - ◆ Design
 - ◆ Construction
 - ◆ Management
- ◆ Provided full spectrum of services



Joint Venture Charge



- ◆ Ensure transparency in compliance to bond requirements
- ◆ Ensure consistency and quality during planning and design across all projects
- ◆ Enhance accountability of design and construction professionals contracted with DPS
- ◆ Engage and educate contracting community
- ◆ **Getting it done!**

Beckham

J.R. King

Bethune

Marcus Garvey

Security / IT

Mumford

Harambee Center

East English

Denby

Village Prep

Munger

Northwestern

Earhart

Mackenzie

Gompers

Bunche

**DPS Command
Center**

**Western
International**

Henry Ford

Martin Luther King

◆ Program of projects

- ◆ Renovation and new construction at 18 schools
- ◆ Security and IT upgrades at 120 sites
- ◆ Summer CM, Command Center, Additional Projects
- ◆ Over 90% of bond value committed to project costs

First Steps

- ◆ Creation of implementation infrastructure
- ◆ Development of capital improvement plan
 - ◆ Budget
 - ◆ Scope
 - ◆ Schedule
 - ◆ Projected cash flow
- ◆ Standardization of communications & reporting protocols
 - ◆ Labor management meetings with unions
 - ◆ Bond Oversight Committee
 - ◆ School constituencies

Detroit Public Schools
School Construction and Modernization Program
BID PROPOSAL FORM

Martin Luther King Jr. Senior High School
DPS Project No. S-10-0701-0
Project 0100

SECTION 004200
BID PROPOSAL FORM
(SUBMIT 1 ORIGINAL AND FIVE COPIES)

DATE: _____

TO: DETROIT PUBLIC SCHOOLS
Attn: Jason Thompson
1425 East Warren Avenue
Entrance B
Detroit, MI 48207
(313) 570-7070

PROJECT NAME: MARTIN LUTHER KING JR. HIGH SCHOOL
PROJECT #: 0100

FROM:

Name of Bidder: _____
Business Address: _____
Contact: _____
Phone Number: _____
Email: _____
Website: _____
Data Universal Numbering System (DUNS) #: _____
To whom it may concern: _____

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Defining Design-Build Delivery

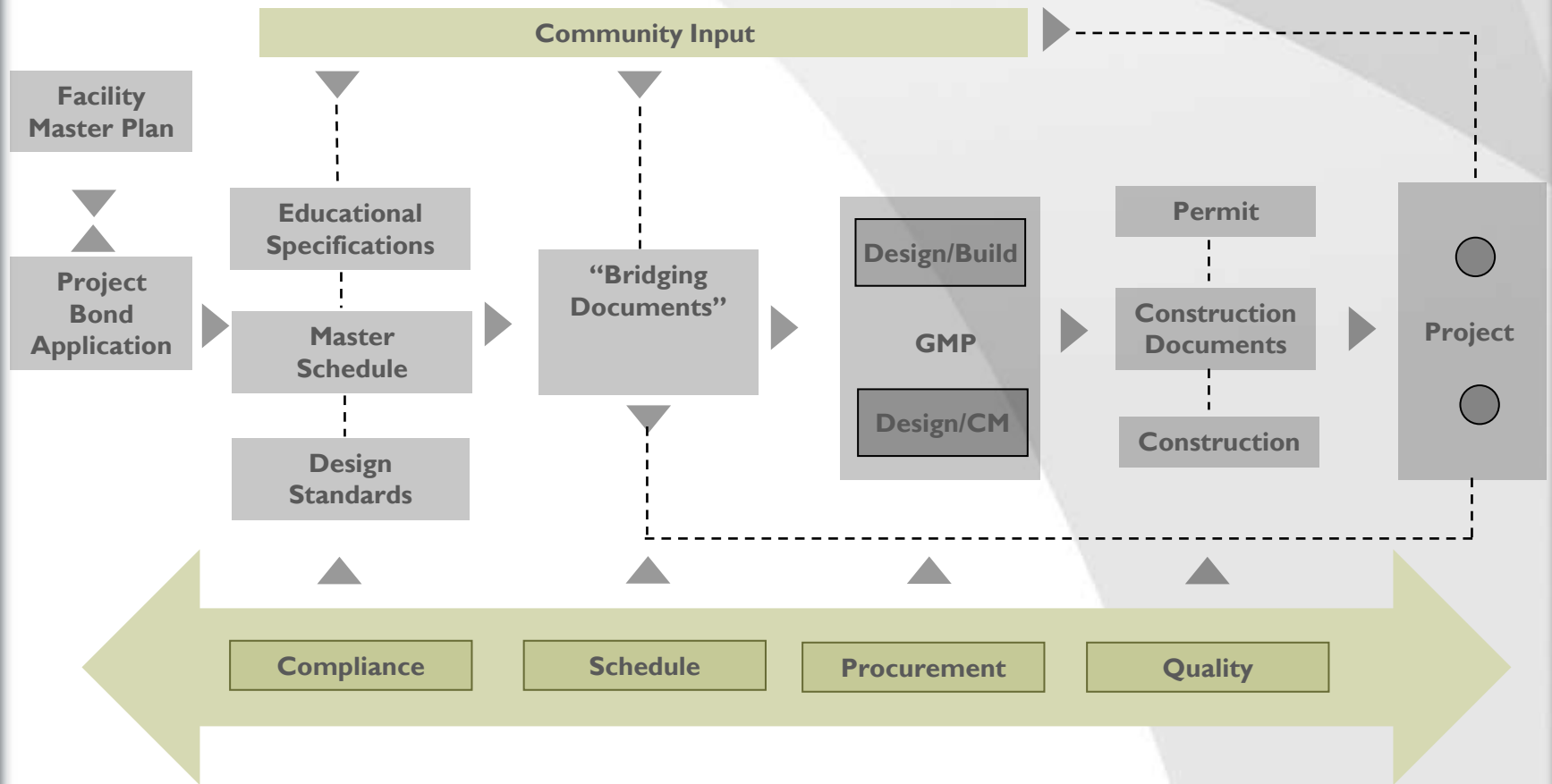


- ◆ One entity (design-builder) enters into contract with the owner
- ◆ Design-builder performs both A/E and construction services
- ◆ Generally considered the fastest program delivery method

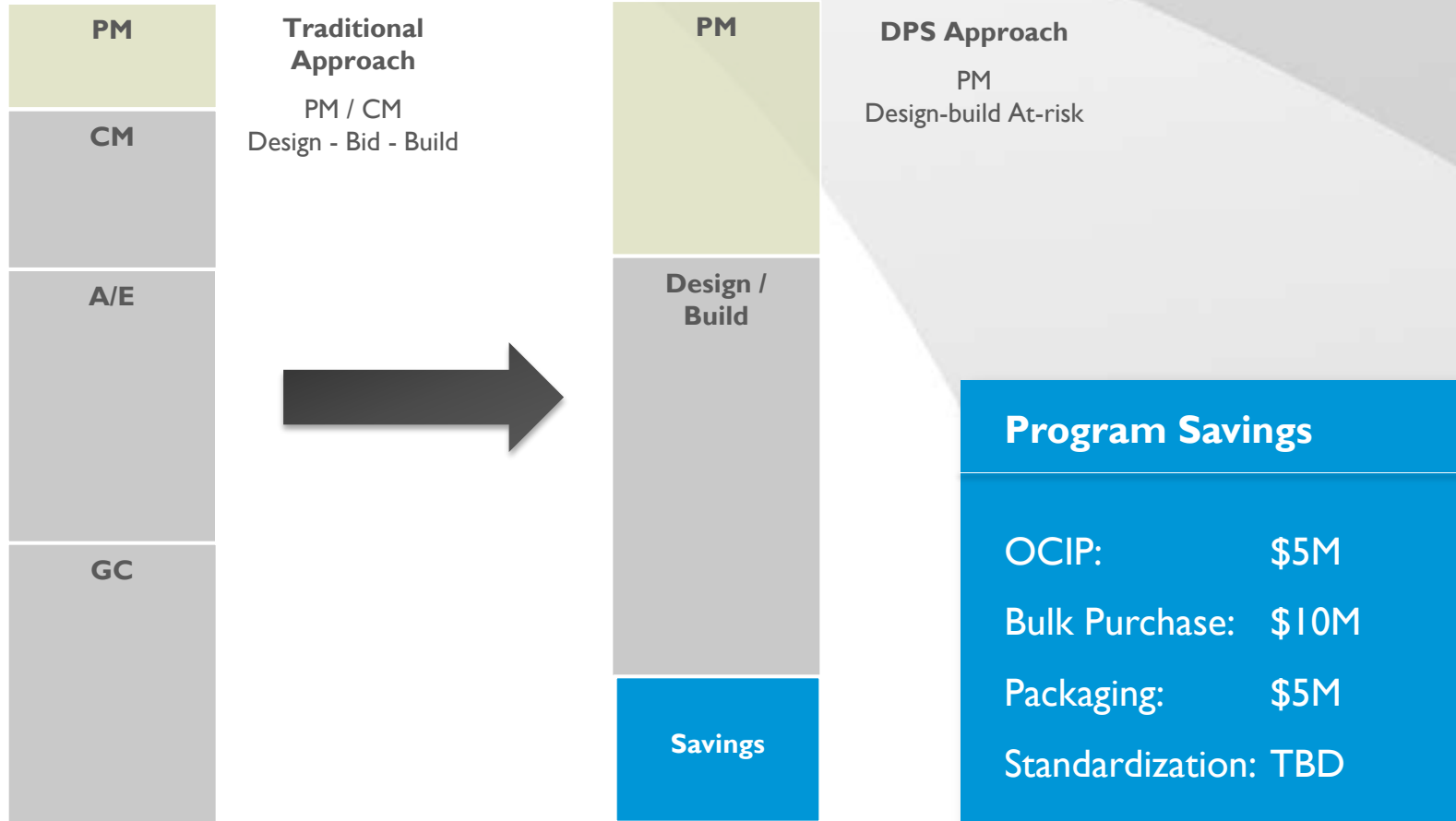
Bridging the Gap

- ◆ “Bridging Documents” developed as centerpiece of procurement effort on each project
 - ◆ Drawings set detailed to enhanced schematic design
 - ◆ Complete specifications and design guidelines
 - ◆ Front-end documents to outline Owner requirements and general conditions
- ◆ Intended to communicate design intent that awarded design-builders would complete through Construction Documents
- ◆ Critical to managing scope within aggressive budget and schedule parameters

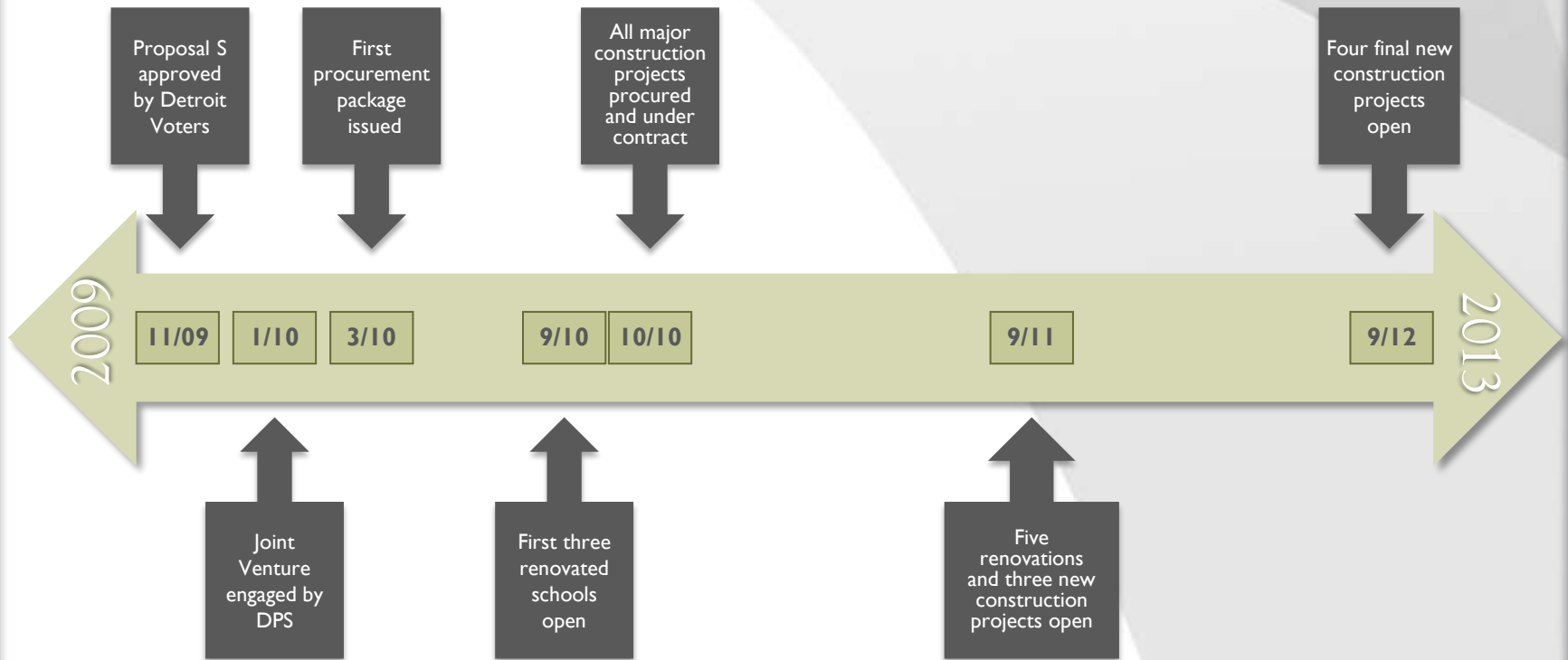
Reimagining Design-Build Delivery



Maximizing Value



Accelerating Delivery Schedule



Creating Economic Opportunity



- ◆ Negotiated Project Labor Agreement sought 65% Detroit resident trade labor participation across the program
- ◆ Inclusion of Detroit residents in non-trade positions also required
- ◆ Design-builders incentivized to use Detroit-headquartered subcontractors and suppliers
- ◆ Directed internship program for DPS students fostered skill development and career focus in training the next generation

On-Time and On-Budget

- 10 renovations
- 8 new construction
- + Command Center,
Summer CDE,
Demolitions,
Security & IT



Economic Inclusion Achieved

62% of all **subcontracts awarded** to Detroit-headquartered Subs

58% of all **non-trade hours** performed by Detroit residents

51% of all **trade hours** were performed by Detroit residents

Students Benefit



19,300 DPS students will study in
a modernized school

+ On-the-job internship
experience



MADE IN DETROIT



- **ROBERT BOBB**, THE ROBERT BOBB GROUP
- **ED SCHMIDT, AIA**, FANNING HOWEY
- **CHRIS DUNLAVEY, AIA, LEED AP**, BRAILSFORD & DUNLAVEY

CEFPI's 2012 World Congress on Educational Environments | September 22, 2012

For More Information...



Robert Bobb, The Robert Bobb Group

bob@robertbobbgroup.com



Ed Schmidt, Fanning Howey

eschmidt@fhai.com



Chris Dunlavey, Brailsford & Dunlavey

cdunlavey@programmanagers.com